

# Mayor Larrison Doubtful On Opening Maple Avenue

T.H. City Planning

T.H. 6/27/68

Mayor Larrison said Thursday that he foresees serious problems involved in opening up Maple Ave. through the former Tumpane Co. property and is reassessing his former support of the project.

The Mayor said that he is now awaiting the results of a Defense Department engineering study to determine if cutting through the property would lessen its value as a potential industrial park. Results of the study are expected within 30 days.

Larrison said that after a recent inspection of the property, he now feels he should withhold his support for opening up the road until the results of the engineering study are known.

City Controller Carl Price said he foresees problems involved in acquiring the necessary right-of-way for re-opening the road.

At a recent meeting members of the local industrial community, especially those with facilities in the area, asked that

the road be opened to help alleviate the serious traffic congestion in the area.

The Tumpane site is owned by the Wabash Valley Economic Development Corp., a non-profit corporation headed by Charles Hutchins, Wayne Miles and Thomas Roberts.

Hutchins said Wednesday that the corporation is also awaiting the results of the engineering report to determine whether or not they will support opening up the road, but he said he agrees with the Mayor

that there would be some serious problems.

"Opening up Maple Ave. would be a temporary solution and would have very little effect on the real problem," he said.

Larrison and Hutchins, as well as the industrial leaders petitioning for the road, agree that the major source of congestion in the area is the railroads.

City Attorney George Tofaute said that the Penn Central tracks on Fruitridge Ave. now handle and average of 56 freight trains a day.

Tofaute said the city is now examining the possibility of constructing an overpass or underpass on Fruitridge, and also said that there was a possibility that the railroads would even agree to pay more than the 20 per cent of the cost required by the Indiana law.

"We at the development corporation are just as interested in solving the serious transportation problem in the area as anyone else," Hutchins said. He said that lack of adequate roads could influence industries against settling in the industrial park.

As an alternative to opening up Maple Ave., Hutchins suggested that serious consideration be given to a proposal suggested by Area Plan Commissioner Robert Mann. His proposal calls for development of Fruitridge as a four-lane road which would become part of a belt expressway around the city.

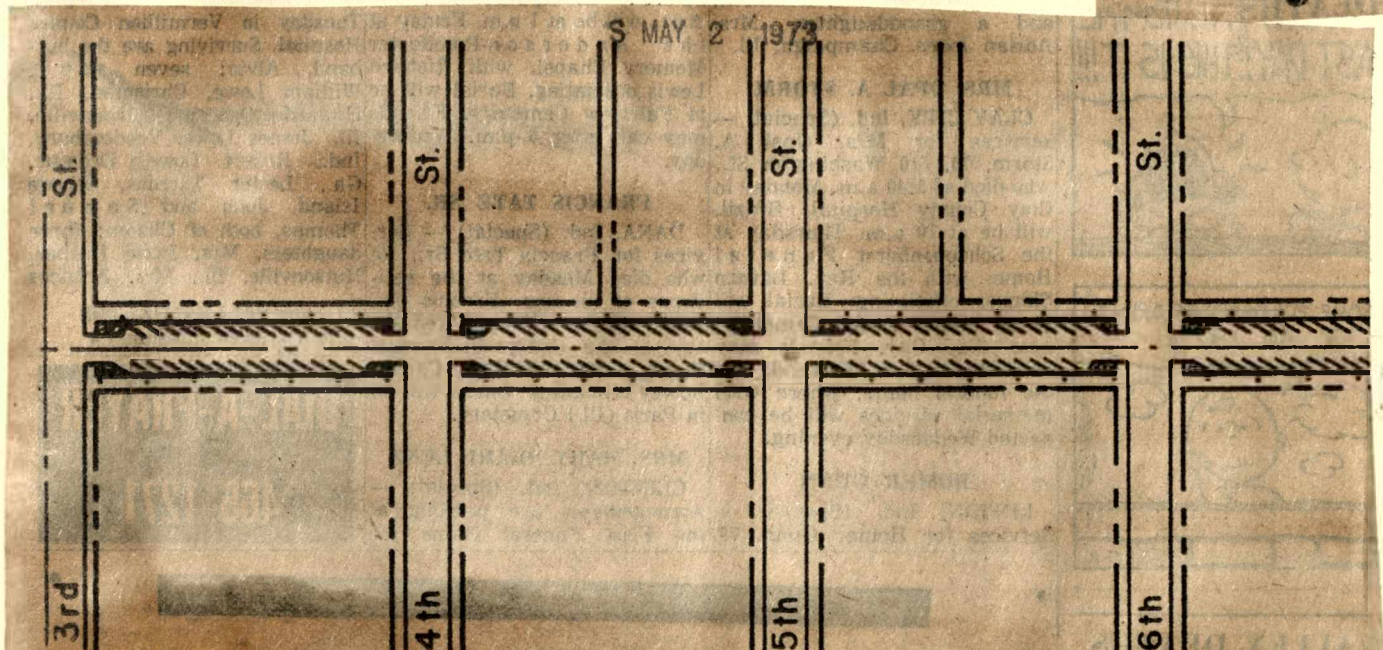
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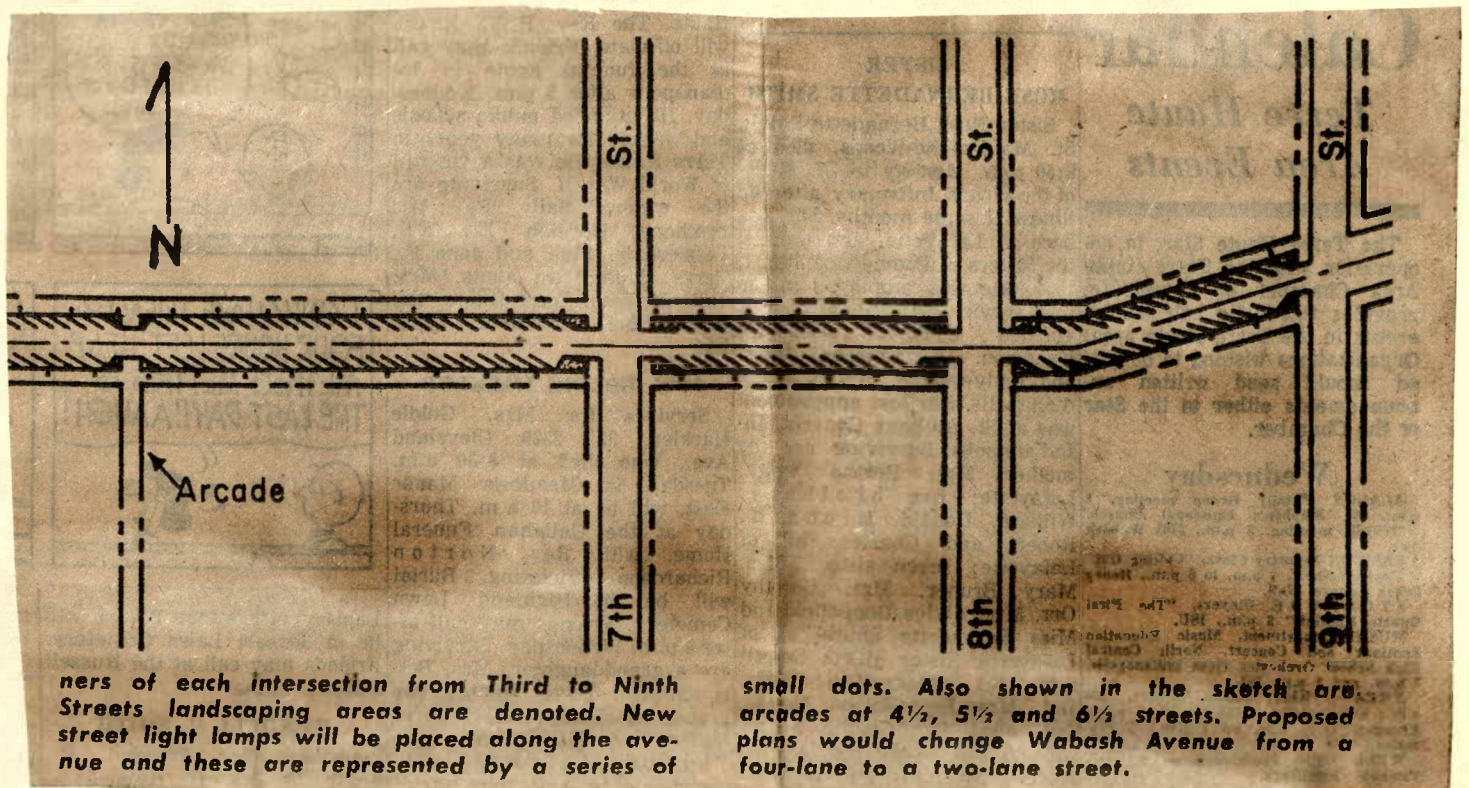


# Downtown Terre Haute Improvement Project



**DOWNTOWN BEAUTIFICATION SKETCH** — Official announcement of the \$337,018 downtown beautification project was made Tuesday night by Mayor William Brighton and Administrative

Assistant Warner Paige III. Shown is an artist's sketch of the improvement plan. Oblique lines denote angle parking spaces which will be designed along Wabash Avenue. On the four cor-



ners of each intersection from Third to Ninth Streets landscaping areas are denoted. New street light lamps will be placed along the avenue and these are represented by a series of

small dots. Also shown in the sketch are arcades at  $4\frac{1}{2}$ ,  $5\frac{1}{2}$  and  $6\frac{1}{2}$  streets. Proposed plans would change Wabash Avenue from a four-lane to a two-lane street.

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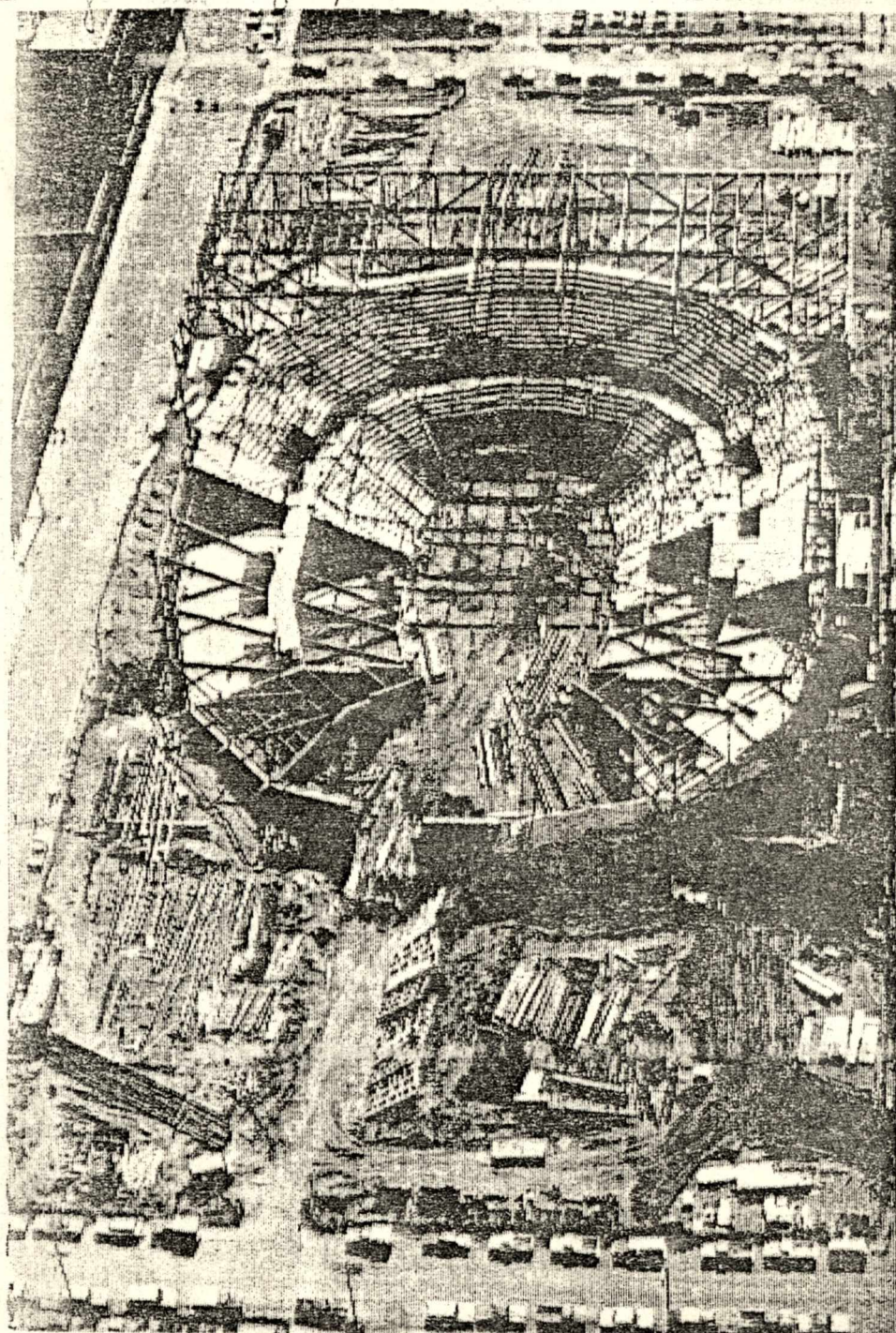
TERRE HAUTE, INDIANA Community Affairs F1

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OCT 6 1972  
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**Our Changing City**  
City Planning (Third in A Series) Community Affairs File



**AHEAD OF SCHEDULE** — Indiana State University information officials say construction on the \$10-million University Civic Amphitheater is ahead of schedule, and predictions are that it will be completed before the December, 1973 deadline. Workmen are in the process of erecting roof sections, and university officials say the guywires blocking North Eighth and Ninth Streets between Cherry and Eagle will soon come down and traffic flow can return to normal. The structure will seat 10,000. (Aerial photo by Kadel)

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Community Affairs File  
**Councilman X  
Seeks Reaction  
On Zoning**  
*City Planning - T.H.*

City Councilman Thomas Lanahan is seeking reasons behind an apparent lack of community concern over zoning changes.

In a letter to the TRIBUNE, the councilman said a recently initiated program to alert residents of proposed changes in their neighborhoods has failed in its initial goal.

"For some months the Zoning Alert information has been disseminated very effectively by

Vigo County Public your media. To be candid about this program, I believe it has failed in its original goal — to bring about greater citizen participation in zoning changes which affect their neighborhood, and further stimulate them to bring their concerns to a city councilman.

"In fact, to date there has been little evidence of public response, either pro or con, at the Plan Commission meetings or regular council meetings. I would like an honest feedback to this problem and possible means of solution."

Lenahan was one of the promoters of the alert which included news stories giving property location and zoning changes requested prior to meetings where the matter would be acted upon.

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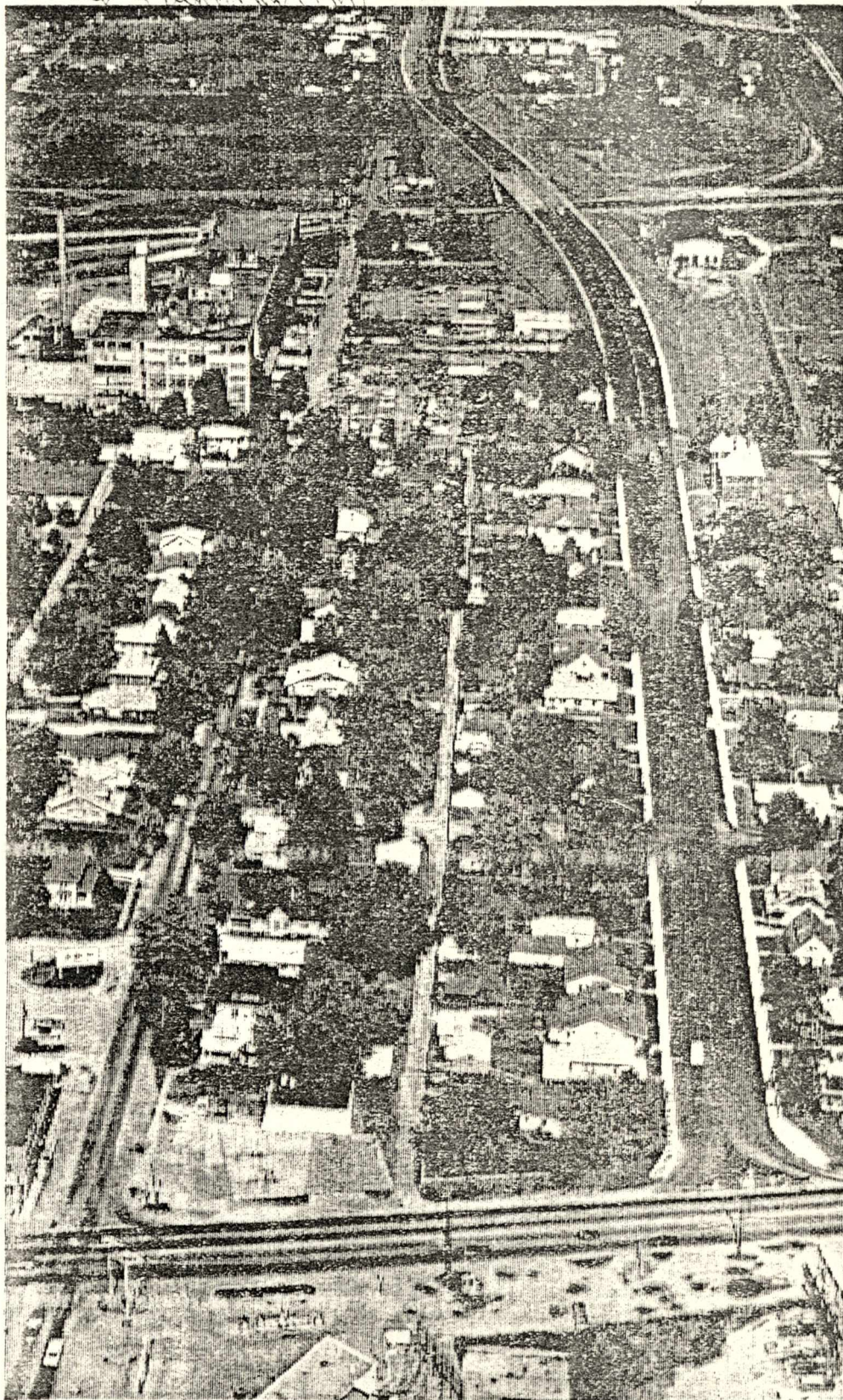


# Our Changing City

5 OCT 5 1972

(Second Of A Series)

Community Affairs File



**SOUTHERN END OF NEW PROJECT** — The photo above shows the southernmost part of the Fruitridge Avenue Project, nearing completion on the east edge of the city. City police report some traffic problems at the point where the new thoroughfare joins Wabash Avenue, but City Engineer Jeff Lew says efforts are under way by the Indiana State Highway Commission and his office to correct the difficulties with installation of automatic traffic controls. The project extends northward from Wabash Avenue along Blakely Avenue, angling northwesterly at the Penn Central Railroad yards to Fruitridge, where it continues to Ft. Harrison Road. (Aerial Photo by Kadel).

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Zoning (T.H.)  
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**'Zoning Alert'  
Hearing Set  
For Thursday**

Community Affairs File  
A "zoning alert" has been released by the City Council concerning three rezoning petitions slated for hearing Thursday by the Terre Haute City Plan Commission and for Council consideration Dec. 14.

The Plan Commission hearing is scheduled for 4 p.m. Thursday in the Park Board Room at City Hall. The three petitions related to following proposals:

Special Ordinance 67 would reclassify Dresser Subdivision and Commercial Club Place from heavy industry to single family residential districts. The purpose is said to be to correct an error in the 1967 Blanket Zoning.

Special Ordinance 80 would re-

classify property at 2510 Hulman St. from single family residential to limited community commercial in connection with plans for a doctor's office to be located there.

Special Ordination 81 seeks reclassification of 2101 Hulman from two-family residential to limited community commercial districting for a furniture repair and upholstery shop.

Both the Commission and the Council will entertain arguments for and against the petition, according to the zoning alert release.

The alert is one of a series of such releases ordered recently by the Council the better to inform the citizenry concerning rezoning proposals before they are brought up for action.

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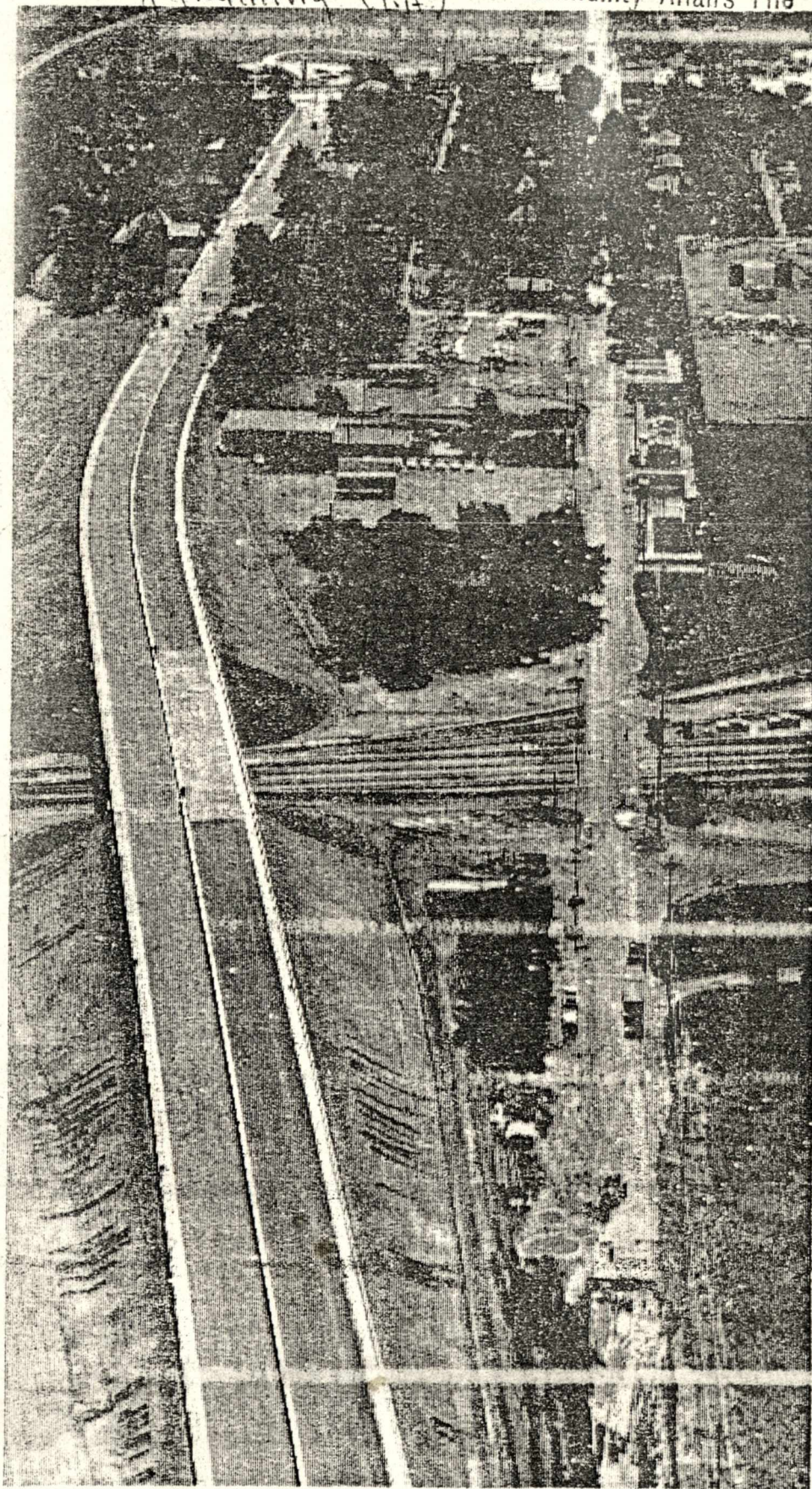
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5-045 '72

# Our Changing City

City Planning (114) (Second Of A Series) Community Affairs File



**LINK TO NORTHSIDE INDUSTRIES** — Construction on the Fruitridge Avenue Project on the city's east side is nearly completed, according to City Engineer Jeff Lew, and some traffic is already flowing over one side of the four-lane thoroughfare. The project cost has been estimated at nearly three million dollars, including the cost of building the city's first railroad overpass. The divided highway is designed to provide better accessibility to existing industries on the north side. The overpass shown here spans the old Penn Central Railroad yards. (Aerial photo by Kadel)

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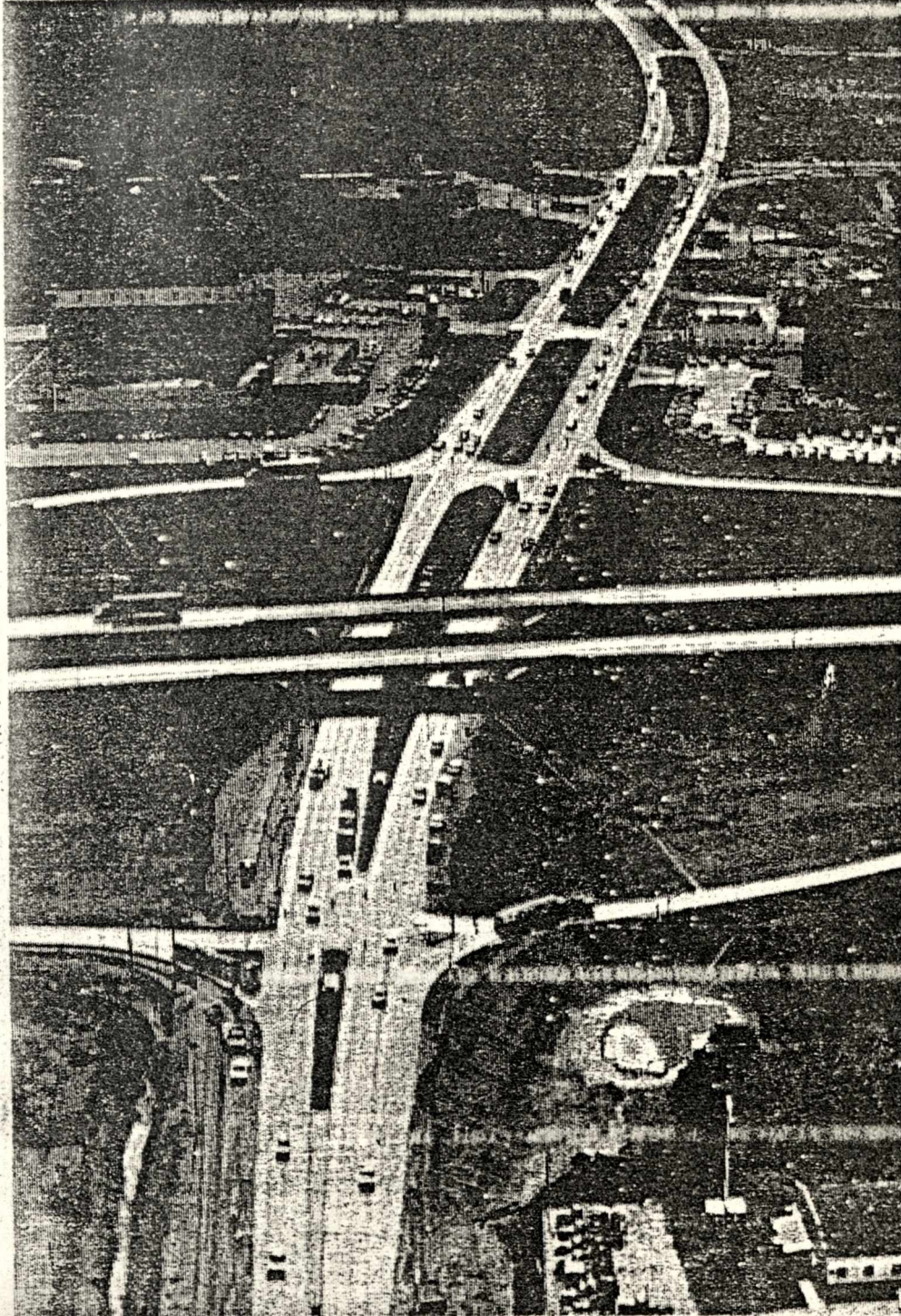
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# Our Changing City

City Planning (Fourth In A Series)

S OCT 10 1972  
Community Affairs File



**U.S. 41 SOUTH** — The interchange at I-70 and U.S. 41 south of the city is taking on a new look with the construction of a \$750,000 project designed to improve the traffic flow through the high-density area. Area planners say the project, which will expand U.S. 41 to three traffic lanes north and south of I-70, should be completed by Nov. 1 if the weather remains good. A fourth lane for turns will also be provided in both the north and south lanes, and traffic signals there will be modernized. (Aerial photo by Kadel)



# Survey Underway to Qualify Terre Haute for Block Grant

Is SEP 29 1974

By COLLEEN BLACKETER  
Tribune Staff Writer

Citizen input on the needs of the community is being sought by city officials to help qualify Terre Haute for a \$5.6 million grant.

One method developed to gain this input is the questionnaire accompanying this article.

The citizen input is a portion of the requirements for an Overall Program Design (OPD) for the city which will be used in part to apply for a block grant from the Department of Housing and Urban Development (HUD).

The block grant will bring in \$326 thousand the first year and eventually accelerate to \$1.2 million annually to total \$5.6 million over a six-year period.

The OPD is a requirement of HUD which will help cities to gain block grants. No money for construction is included in OPD funding. The money is just for planning.

A vivid point in the planning expectations of HUD in an OPD is the determination of priorities in needs at neighborhood levels of communities.

"We want a grass roots input into planning," said Harold E. Baker III, OPD planner for Terre Haute. He said local community participation is very necessary.

Baker pointed out that a citizen input campaign which used published questionnaires was similar to Terre Haute's very successful in Columbus, Ind. He expressed his hopes for a similar response in this city.

OPD is a new name for an old concept, according to Baker. OPD is like what used to be a city plan or master plan.

All the traditional ingredients of a master plan can be included in an OPD, such as land use, housing, rehabilitation, transportation, citizen participation, code enforcement and capital improvements, but a new emphasis has been added on the improvement of decision making and executive management at the state and local levels.

Indiana has a grant to develop an OPD. The west central section of the state will formulate an OPD also. This planning will be handled by the West Central Economic Development District

(WCIEDD). These two OPD's will work in compliment with the Terre Haute OPD. Since Terre Haute has a population over 50,000, the WCIEDD plan will not include the city.

Mayor William J. Brighton has designated the Department of Redevelopment as the responsible agency for the plan in Terre Haute. Baker is the planner for that agency.

Terre Haute was granted \$22,500 from HUD to fund the development of an OPD. From the city, \$5,000 worth of "in kind" services have also been furnished. "In kind" services amount to no money but actual services provided by the city such as engineering and secretarial aids. Terre Haute's OPD is funded through June 30, 1975.

Since the funds for an OPD are not used for construction but to accomplish programming and planning on a more unified basis, the money can be used in a variety of methods. The money for an OPD in South Bend was used to establish a cabinet form of government and a community development program.

Baker feels an OPD is a step between HUD's new block grants, where a total sum is granted for all activities, and the previous categorical grants, which specified in what definite areas the money would be spent.

He said a city needs to demonstrate that they have or are formulating an OPD to receive grants. The city must develop a policy planning programming capacity to show they can rationally and effectively determine needs, such as long-term goals and short-term objectives. Baker said. He added that they must also prove they can devise programs and activities to meet these goals and objectives.

The recently signed Housing Act requires hearings and public notices through the media to let the residents of a community know what funds are available and for what they can be used.

The act will make block grants available through HUD Jan. 1, 1975. Through this act, Terre Haute can possibly receive the \$5.6 million grant.

Guidelines for application for the block grants are being determined now by HUD. Baker pointed out that it will help to have part of the city's OPD done when applications are due for the six-year grant because objectives would then be determined.

One application will be made for the first three years of the six-year block grant. The purpose of the three-year plan is for the city to identify the community development needs and to demonstrate comprehensive statistics for meeting these needs.

HUD will review the application and what the city has actually accomplished at the end of the three-year period to determine whether or not to grant the last portion of the money. "For this reason, it is important to be realistic in our planning," Baker said.

City planning is more realistic if done for small areas, according to Baker. "We cannot plan for the growth and development of a city in one big master plan. We must come up with several small plans for small areas. The emphasis on neighborhood conservation."

Neighborhood improvements should start at the edges of the stable neighborhoods and work out to the less stabilized areas — they should not start in the center of the deteriorated areas.

"We do not have the dollars to start in the midst of the worst areas. That would be a poor investment anyway because there is a greater chance of failure," Baker said.

Improvements may have to be done on a block-by-block basis, he added.

Economic developments, social developments and human developments are not exclusive of one another, Baker said. Even though HUD money is only "brick and mortar" money for construction, the physical environment will effect the development in the other two areas, according to Baker.

"The philosophy we are working on now is based on an intensive treatment of small geographical areas and includes work with social organizations physical developments with social services," Baker said. One such social service Baker mentioned was the Office of Economic Opportunity.

"Even though HUD provides no money in these areas the program helps indirectly on social and human problems by creating a greater number of jobs which in turn creates more money for people to improve themselves," Mayor William J. Brighton said.

"A limited amount of funds exist for all communities for the community development purpose. This means that communities are going to have to be imaginative and resourceful to earn the use of these limited funds," Baker stated.

"There absolutely has to be a commitment from decision makers in the community before such a plan has a ghost of a chance of success," Baker concluded.

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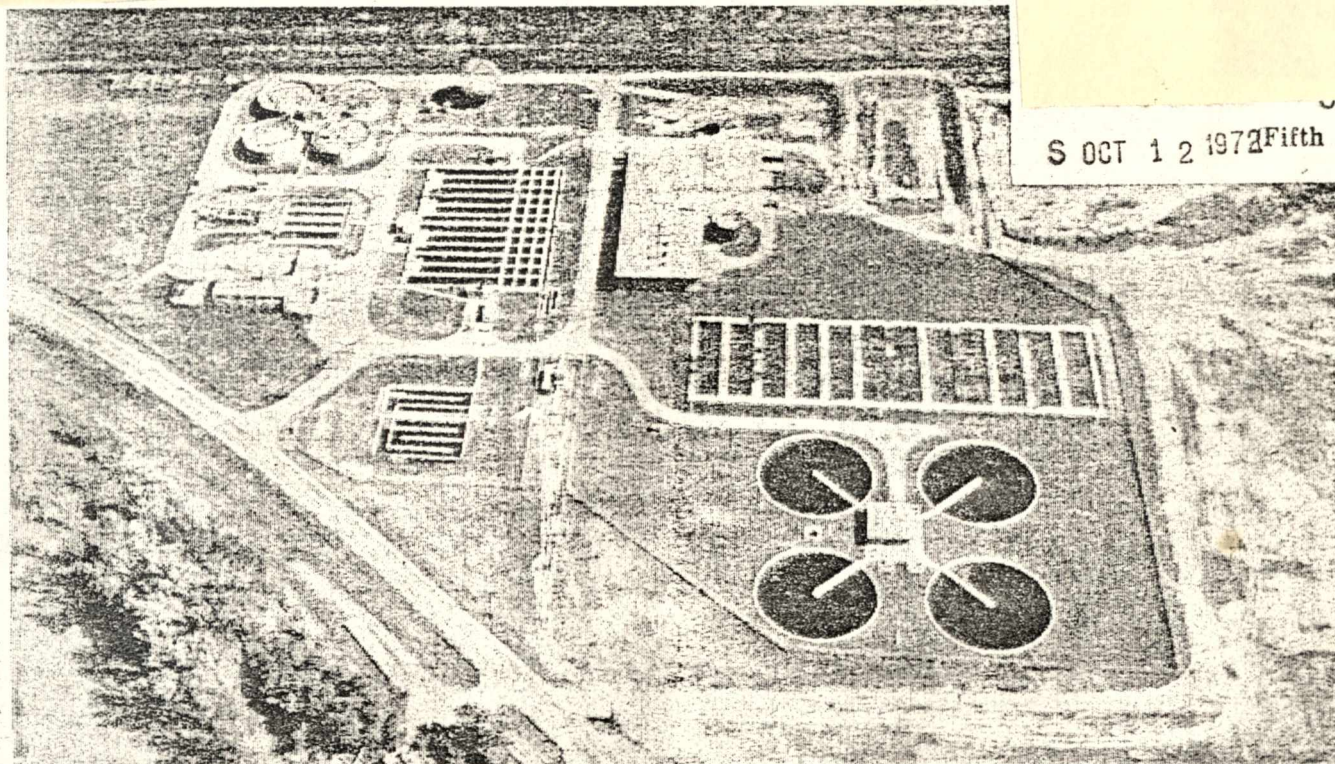
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# Changing City

Community Affairs File  
(A Series)



**THE SURROUNDING CITY CHANGES TOO**—The aerial survey being published in this series by The Star indicates a great deal of progress outside the corporate limits of the inner city as well as inside the old city boundaries. Here, on the left,

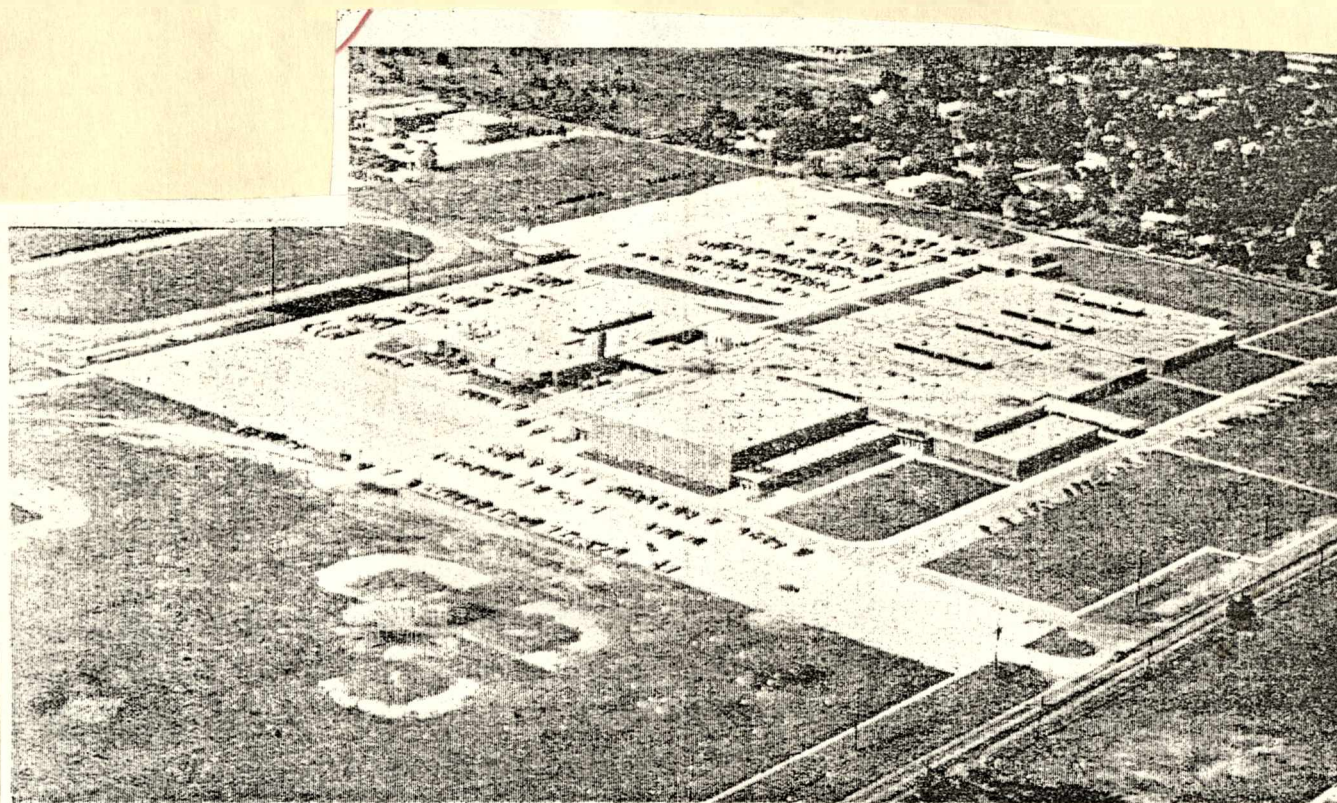
is the city's sewage treatment facilities on the Prairieton Road just south of Margaret Avenue. The sewage treatment center includes a secondary plant recently completed at a cost totaling more than \$6 million. The secondary plant, man-

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dated several years ago by the state, turns out waste water 98 per cent free of impurities. In the photo on the right, can be seen Terre Haute South Vigo High School, completed in 1971 near the corner of South Seventh Street and Davis

Avenue. The southside high school and North Vigo High School, constructed according to an identical floor plan at Maple and Fruitridge Avenues, were built for about \$15 million each. (Aerial photos by Kadel)



# Block Grant Procedures Told Cities

DEC 13 1974  
By COLLEEN BLACKETER

Tribune Staff Writer

Representatives of governmental units from a six-county area attended a meeting Thursday in Terre Haute which explained the different aspects of a new federally-funded community development grant program.

The workshop was sponsored by the West Central Indiana Economic Development District and the Indiana Association of Cities and Towns in cooperation with the State Planning Services Agency and the U.S. Department of Housing and Urban Development area office in Indianapolis.

Various governmental unit representatives from Clay, Parke, Putnam, Sullivan, Vermillion and Vigo counties attended the session.

The federally-funded community development grant program will be available over a six-year period to recognized units of local or state government in the form of block grants. The program allows for 100 per cent grants with no matching funds necessary.

In planning by HUD, nearly \$2.5 billion has been proposed for the program. Jon W. Stoops, assistant director of the Indiana Association of Cities and Towns, told the group the actual amount may end up slightly less at \$2.49 billion.

Over the six-year period, Terre Haute will be eligible for \$5,683,000. Brazil will have \$124,000 available besides being able to apply for additional funds from a total of \$5,497,000 available to all governmental units in Clay, Sullivan, Vermillion and Vigo counties but Terre Haute, Parke and Putnam counties' governmental units will be eligible to apply for grants from \$54,000,000 available to all areas listed as non-metropolitan in Indiana.

The primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income, said Al Smith, program manager from the Indianapolis area office of HUD.

The grants will combine several programs which previously have been separately funded, Smith said.

Activities that will be considered eligible for funding from the federal funding program include the acquisition of real property to be used for community development; the acquisition, reconstruction or installation of public works, facilities and sites or other improvements and code enforcement in deteriorated or deteriorating areas in which such enforcement, together with public improvements and services to be provided, may be expected to arrest the decline of the area.

Also to be considered will be clearance, demolition, removal and rehabilitation of buildings; special projects directed to the removal of material and architectural barriers which restrict the mobility and accessibility of elderly and handicapped persons and the provision of public services not otherwise available.

Three preliminary criteria set up by HUD to determine to which applications to grant the funds are the extent of overcrowded housing in the community, the extent of poverty in the area and the urgent community development needs.

The application process to obtain the grants was explained to the government officials. Application forms for Terre Haute, with an amount designated for the city, are available now. The other governmental units represented, which will draw from discretionary fund, must fill out a pre-application. If that is approved by HUD, then the units will fill out regular more detailed application.

Jerry Dooley, WCIEDD executive director, welcomed the

group. Others participating in the meeting were Stoops, Smith, David Woll, assistant director of the State Planning Services Agency; Norm Clifton, multi-family representative from the Indianapolis HUD office, and Lance Leaders, economist from the Indianapolis HUD office.

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# Ordinance Would Include JUN 11 1975 Community Affairs File Massage Parlor Zoning

By COLLEEN BLACKETER  
 Tribune Staff Writer

An ordinance to amend the city zoning law to include massage parlors, massage schools, palm readers and fortune tellers is to be introduced into the Terre Haute City Council Thursday.

The council will meet in its regular monthly session at 7:30 p.m. in the City Court Room.

The ordinance, sponsored by First District Councilman Pete Chalos, will amend the present city zoning law which contains six types of commercial zoning to include a seventh commercial zoning category to cover the massage parlors, massage schools, palm readers and fortune tellers.

"The reason for zoning ordinances is to regulate businesses and where they can be located," Chalos said. "We must take into consideration the effect of businesses on a neighborhood and whether it should be in a residential area."

"Since the types of businesses mentioned in the amendment

are new to Terre Haute, we need a category to regulate them which was not provided in the old ordinance," Chalos explained.

"These kinds of businesses have an effect on property value around them and on social life of the residents in the residential area," he said.

Chalos said the businesses concerned are legal and have been upheld by the Supreme Court as legitimate businesses, but, since the public still often looks on them as undesirable for their own neighborhood, he felt the city should have some control over where they can locate.

"I feel if we are going to protect neighborhoods from businesses like groceries, we have the same obligation to provide zoning regulations for these businesses which have an effect on the neighborhoods around them," Chalos said.

If the ordinance passes, the businesses mentioned will have to follow the same procedure of any business to be zoned.

For the first step, an ordi-

nance to rezone a property would have to be submitted to the City Council by a councilman.

The next step is to post the rezoning request at the property for a week prior to a public hearing in front of the City Plan Commission.

The third step is the hearing in front of the City Plan Commission.

The final step is before the City Council. If a favorable decision is reached by the plan commission, the council can vote however it wants. If the plan commission presented an unfavorable report, the council still can approve the rezoning with seven favorable votes out of the nine members.

Chalos pointed out the ordinance will not affect any such businesses already established.

The ordinance was prepared by the City Attorney's Office.

The ordinance will receive first reading at the meeting Thursday night and be placed in committee. The second reading and vote will be in the July meeting of the council.

Community Affairs File

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TERRE HAUTE, INDIANA



# Downtown Improvement Plans Were Among Construction News

By J. BLAINE AKERS  
Star Staff Writer

Growth in the Terre Haute area continued in 1978, reflected in downtown improvement projects and construction throughout the Wabash Valley.

## 1978 — Looking Back

A great deal of interest emerged when local officials announced tentative plans for a major facelift in downtown Terre Haute. The city has applied for an Urban Development Action Grant to add new buildings and restore other structures in the central business district.

Local merchants and building owners voiced concern about proposals to raze the superblock between Sixth and Seventh streets and Wabash Avenue and Ohio Street. Planners assured businessmen the downtown project would combine new development with restoration of established businesses downtown.

One of the purposes of revitalizing the downtown business sector is to attract shoppers who have turned their attention to the rapidly developing shopping district south of Terre Haute.

Towne South Plaza was opened in 1978 and created a serious traffic problem on U.S. Highway 41. The traffic problem drew response from government officeholders and area citizenry. Jack Jones, a Honey Creek Township businessman, was named to head the U.S. 41 South Coalition

City Planning T.H. S DEC 28 1978  
which met with state highway officials concerning traffic hazards on the busy highway. The coalition will continue to monitor the situation and will make recommendations to resolve the traffic conflict.

A traffic conflict which has not been resolved deals with a proposal for an additional interchange on Interstate Highway 70 in Vigo County. The Vigo County Area Planning Department, with support from both state and federal highway planning officials, recommended the construction of an interchange at Fruitridge Avenue.

The suggested site met stern opposition from many county residents including a large delegation from the Fruitridge Avenue area. The opposition convinced the city and county councils the Fruitridge Avenue site was wrong and neither council approved a long range transportation plan developed by Area Planning. The search for a more desirable location for an interchange continues.

A transportation project which did appease the public in 1978 was the Fort Harrison Road Improvement Project. An overpass was constructed on Fort Harrison Road near the Preston Yards and provides easier access to and from the northside commercial area.

The overpass created a problem for some motorists, however. The first ice storm of December caused the overpass to be quite slick and numerous traffic mishaps occurred. Driving conditions were so treacherous the

city closed the road for a short time.

Another traffic project completed in 1978 was the Sixth Street Demonstration Project. The street was opened to traffic in late November after various improvements in roadway design and landscaping were made. A circular design at Wabash Avenue and Sixth Street and a serpentine effect along Sixth Street were constructed.

Plans for traffic improvements on Seventh Street between Davis Avenue and U.S. Highway 41 have been bogged down in bureaucratic red tape, but building plans for the new Terre Haute Regional Hospital have continued. The modern hospital is to be opened in the fall of 1979.

A city fire station is to be added to the southside in 1979, but not before a court battle which forced city officials to seek a new site. Original plans were to build a firehouse at Seventh Street and Davis Avenue on the northwest corner of William S. Rea Park. Residents of the southside neighborhood took legal action to halt the building project which will now be located at Margaret Avenue and Indiana Highway 63. Wolohan Lumber Company donated the land to the city to build the new fire station.

Mrs. Mary Hulman donated a parcel of land for the construction of a northside fire station on Fort Harrison Road. Construction is to begin in 1979.

Other projects in 1978:

—Save the Glenn Center Project which resulted in a local group ob-

(over)



taining responsibility to restore the recreation center in Lost Creek.

—Plans were approved for the construction of a new Vigo County jail.

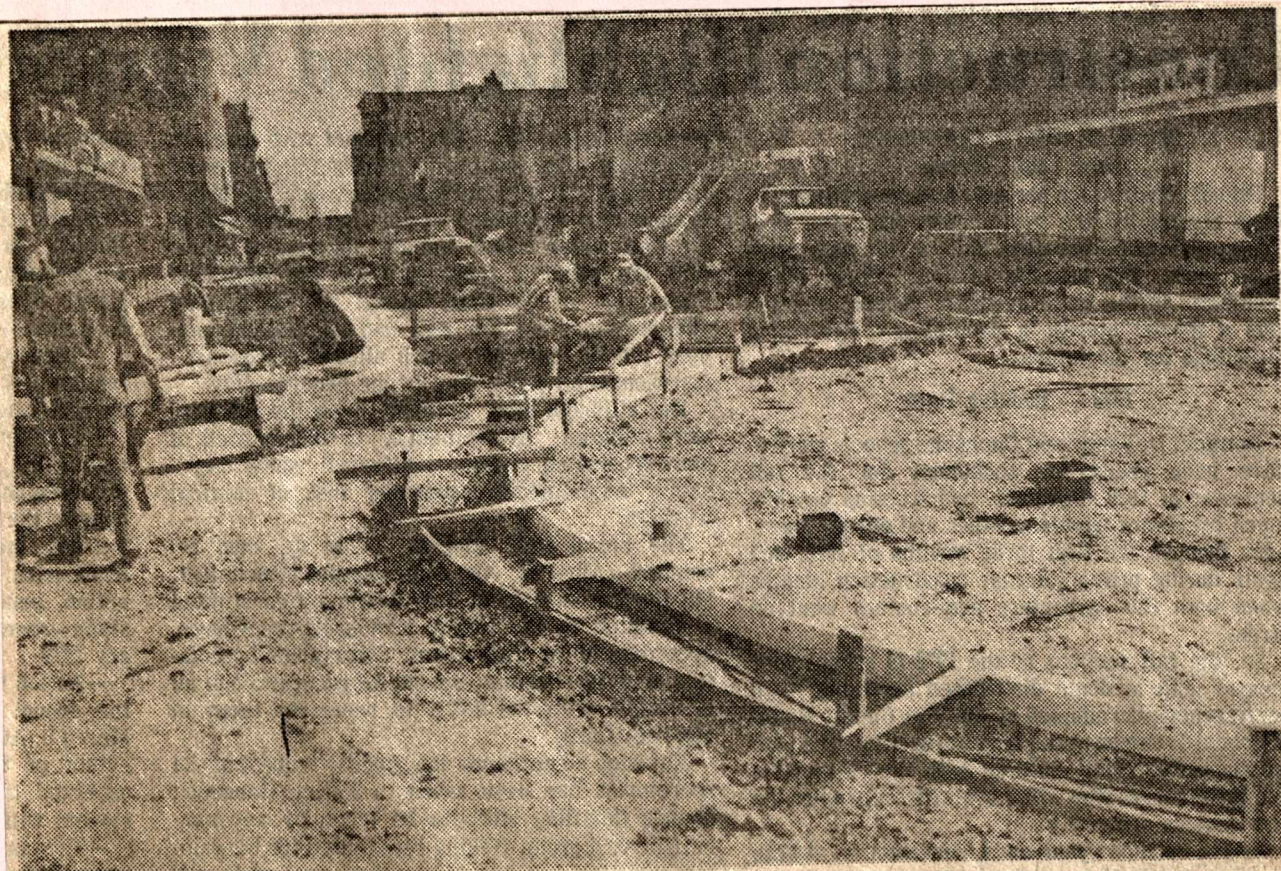
—Major improvements were made at Hulman Field in regard to modernization of the terminal building and air traffic control equipment.

—Local labor organizations and citizenry donated time and expertise to upgrade the Vigo County Fairgrounds. Improvements of about \$100,000 were made in 1978.

—Westminster Village, a retirement community project, opted to locate on the grounds formerly occupied by Davis Gardens on Davis Avenue. An earlier site at Indiana Highway 46 and Poplar Street was rejected because of undesirable soil test results.

—The former Topps Building on Wabash Avenue was sold to a local group in 1978, but plans have not been announced concerning the proposed use of the building.

—The first phases of the Hoosier Energy power plant at Merom were completed, but it will be June 1981 before the generators become operable.



**SIXTH STREET DEMONSTRATION PROJECT** — Construction workers put in long hours over an eight-month period as the intersection of Sixth Street and Wabash Avenue underwent a face lifting. Work began in April and

was concluded in late November on the project, funded by \$458,000 in grants from Terre Haute Civic Improvement and from Economic Development Administration. (Star Photo: Kadel)



# Economy Could Depend On Downtown's Growth

5 JAN 26 1979

**EDITOR'S NOTE** — Throughout the planning phases of the downtown development project, there has been a wide range of feelings expressed — from compliments to confusion to criticism. The Star, continuing today with part V, offers to its readers a six-part series which recaps, explains and projects plans for downtown Terre Haute. The series was compiled through the research of city government reporter J. Blaine Akers and community affairs reporter Gladys Seltzer.

By J. BLAINE AKERS  
Star Staff Writer

It's a consensus among city leaders the proposals for downtown development are good for Terre Haute and its economics.

Area Chamber of Commerce President Larry Lidster said every effort should be made to preserve the downtown area and contends the Urban Development Action Grant program will be beneficial to downtown development here.

"The downtown area is the center for government, commerce, professional offices and many community activities; it must be preserved," said Lidster.

According to Lidster, retail merchants deserve whatever funds are available. He said many persons have spent their lives working downtown and the public should support a project to preserve and enhance the city's economic base.

"The UDAG grant is not only worthwhile, it's necessary. The \$1 million for upgrading residential properties is the correct first step. After housing has been improved, the buildings in the downtown area should be developed to enhance new retail development," commented the chamber of commerce president.

Another facet of the overall project which Lidster feels is important is the recommendation for the construction of a community center.

"It would be a drawing point for groups interested in coming here for conventions and meetings. This, coupled with a new downtown motor hotel and the existing motel facilities here, would complete a realistic and desirable project," said Lidster.

Mayor William J. Brighton has been a strong supporter of plans to develop the central business district and views the receipt of \$1 million in UDAG funds for residential rehabilitation as an important step in the city's future.

"For many years the talk has been somebody ought to do something about the downtown and now we are in a position to get moving on it. The \$1 million for rehabilitation represents the success of a great number of people who are willing to challenge long working hours in hopes of improving this community," remarked the mayor.

Brighton said downtown development hopefully would boost retail sales, increase tax yields and create new permanent jobs.

"The success of downtown development is highly dependent of private investment. A project such as this needs public support to indicate to these investors the necessity for development and expansion of downtown Terre Haute," added Brighton.

Dr. Richard G. Landini said the Indiana State University Foundation has acquired "unuseable" downtown property with intentions of razing it to make the property more attractive to potential investors.

"The buildings themselves were not attractive to new investors because they were old and of little use.

Now that the buildings are (being) leveled, it becomes more attractive for new investment and new development," said Landini.

Demolition of the former Roots building is proceeding and Landini said the ISU Foundation would be looking for potential purchasers of the property. The ISU Foundation has acted as a temporary holding company of the property and assumes tax liabilities until the property is sold.

Landini said, "It is important downtown has a revitalized business enterprise for the use and benefit of our students, faculty and staff. Indiana State University is a \$50 million per year operation and it's our interest to have stores close to the campus where we can shop."

The university president said ISU within the next three to four years hopes to create an "attractive interfacing" between the downtown business district and campus. He said there are no plans on the drawing board, but it is suggested the university landscape and repave areas adjacent to the city's demonstration project at Sixth and Cherry streets. A similar project has been recommended at Seventh, Fifth, Fourth and Cherry streets.

"We are reluctant to do any landscaping yet at the parking lot opposite the Deming Hotel because we are trying to get a new technology building and that would be the site for it," added Landini.

He said there is a need for a "penetration lane" into the campus at Sixth Street, but Landini favors closing off traffic north of the Administration Building and at Sixth and Chestnut streets. He said northbound traffic on Sixth Street will turn west onto Mulberry Street if his proposal is accepted.

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Vigo County Public Library

Community Affairs File



Community Affairs File  
**These Leaders**  
T FEB 28 1972  
**On Committee**

*City Planning, T.H.*  
A committee representing a broad base of community interest was named Friday to solve problems faced by the downtown business area.

Mayor William Brighton announced Friday the names of persons selected to tackle the deterioration of the central city. The committee has been named "The Mayor's Committee for the Preservation and Promotion of Downtown Terre Haute."

Selected to serve are Thomas Finnerty, president and treasurer, Terre Haute Savings Bank; Donald Smith, executive vice president, Terre Haute First National Bank; Robert Peterson, vice president, Indiana State Bank; Howard Potter, president, Merchants National Bank; Arch Dunbar, president, Wabash Federal Savings and Loan; John Newlin, president, Newlin-Johnson Development Co.; Paul Pfister, president, J. B. Pfister, Inc.; Forrest Sherer, president, Forrest Sherer, Inc., and Lucian Meis, vice president, Meis Bros., representing the Chamber of Commerce.

Also, John (Pete) Lamb and Gene Trummel, city council; Verl G. Miller, city attorney; George Miller, Robert Schultz, Morris Blumberg and Meis, representing downtown property owners.

Also Don Hilt, assistant vice president for business affairs, Indiana State University; Jerry Lee, Laborers Union; Walter McMahan, Carpenters Union, and Bob Austin, Plumbers and Steamfitters Union.

Community Affairs File

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T MAR 9 1972

# First Session Community Affairs File Brings Hope For Progress

By JAMES DRESSLER  
Tribune Staff Writer

The Mayor's Committee for Preservation and Promotion of Downtown Terre Haute is going to be "very, very helpful for downtown Terre Haute," Arch Dunbar, vice chairman of the committee and president of Wabash Federal Savings and Loan Association, said Thursday.

Mayor William J. (Bill) Brighton, who appointed the committee and will be the official spokesman for the group, and Dunbar, when contacted by THE TRIBUNE, agreed the committee holds great promise for sparking future development of the downtown area.

"I was very encouraged by yesterday's initial meeting," said Dunbar. "It was mainly organizational," but we did get a few things outlined."

Lucien H. Meis Jr., vice president of the Meis Department Store, was picked to serve as chairman of the committee, with Dunbar slated as vice chairman.

The 19-member committee, in an effort to get meaningful results as soon as possible, will meet regularly on the second and fourth Wednesday of each month.

Following the initial meeting of the committee Wednesday at City Hall, Mayor Brighton said the first step in improving the downtown business district should be completion of the long-standing urban renewal redevelopment project to take through city traffic off Wabash Ave. in the downtown area.

## To Visit Highway Body

Brighton said representatives of the committee will travel to Indianapolis next week to seek approval of plans from the Indiana State Highway Commission to complete a "Y" interchange at the west edge of the city.

The proposed interchange at the Wabash River bridge would route eastbound traffic on U.S. 40 to Ohio St. Westbound traffic

## Downtown

Continued From Page One.

would be routed along Cherry St., rejoining Wabash Ave. at the bridge.

Money needed to construct the traffic project already is committed by the federal government as a part of the Community Center Urban Renewal Project, Brighton said. Yet, he noted that the Indiana State Highway Commission will not approve the plan until city officials come up with a good plan to route traffic back to U.S. 40 on the east side of the downtown area.

Several alternatives are being studied at this time, the mayor said.

Alternatives under study include:

—Routing traffic back to Wabash Ave. at 9th St. with an interchange similar to the one on the west end of the thoroughfare.

—Getting the State Highway Commission to relinquish control of U.S. 40 from the eastern city limit to the western limit, giving the city responsibility for maintaining the highway.

—The transfer of state right-of-way of U.S. 40 to other city streets, which has been done in other cities.

Brighton said City Engineer Jeffrey Lew and the Area

Continued On Page 2, Col. 3.





**DOWNTOWN TERRE HAUTE BUSINESS FORUM**—Some of those participating Wednesday in the 1972 Terre Haute Business Outlook Forum on Downtown Terre Haute included, from left, seated, Ewing Miller, senior partner, Ewing Miller Associates, and Dr. Clinton A. Baker, dean of the ISU School of Business; back row, Charles Walker, executive director of the Terre Haute Downtown Business Association; Dr. James E. Lane, chairman of the ISU Department of Accounting, and Dr. Ralph E. Mason, chairman of the ISU Department of Business-Distributive Education and Office Administration. The forum was held in the Cotillion Room of Hulman Center. House of Photography Photo.

# Miller, Pfister Cite Need For Downtown Planning

Community Affairs File

JAN 26 1972

By JAMES DRESSLER  
Tribune Staff Writer

The city of Terre Haute needs to come up with a comprehensive development plan and go to work to implement it, Ewing Miller, senior partner of Ewing Miller Associates, and Paul Pfister, president of J.B. Pfister Co. Inc., Wednesday told participants in the 1972 Terre Haute Business Outlook Forum.

The forum, held in the Cotillion Room of Hulman Center, was devoted to downtown Terre Haute—1972 and beyond.

Pfister, in his remarks, said, "Downtown Terre Haute is not dead yet—but it is surely in need of a complete transfusion. The time is close — the owners and merchants had better realize the cultures and buzzards are flying overhead to pounce on the remains."

"New life has been given by the University and the Civic Amphitheater. The question is: Will the owners and merchants get together and plan?"

Pfister said, "There are other communities that have had new and redevelopment projects for the downtown areas and they were successful."

"Look at Indianapolis, Evansville, Kalamazoo, Decatur, Danville, Louisville, to name a few. The money is available, but Terre Haute must have a well-conceived idea and a long range plan."

In Miller's presentation, he said the city must come up with a plan, have confidence in it, and then bring it together. "I believe that's the only way we'll solve our problems in the very near future," Miller said.

He said he envisions "the beginning of a city culture instead of a happening."

Continued on Page 17, Col. 2.

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Continued From Page One.

Miller said he foresees no major growth up and down the Wabash Valley in the next 10 years. "We no longer can hope for a steamroller," he said.

That makes it more important for the community to mount a concerted and coordinate plan for development, said Miller, who mentioned the cities of Evansville, Indianapolis, and Columbus as examples of sound development plans at work.

He pointed out that former Evansville Mayor Frank McDonald and Indianapolis Mayor Richard Lugar, now in his second term, played key roles in the revitalization of those cities. In Columbus, an industrialist, J. Irwin Miller, leads the way.

Miller noted that Terre Haute has made many improvements in the last 15 to 20 years. "We've got a better school system with new buildings," Miller said. "And Indiana State University has provided a tremendous boon to the disintegrating area to the north of downtown Terre Haute."

He said there has been a lack of overall control reflected in the development of the downtown in the past.

He said there is a good opportunity to coordinate the proposed University-Civic Amphitheater, the new library planned on the old Wiley site, and the City-County building that could become a reality in the next 10 years with other downtown development.

Pfister started his presentation by pointing out that the need for money in the downtown area is divided into two categories — first, for remodeling and second, for new developments or redevelopment in the downtown area.

He said, "For any remodeling, whether it be for successful owner occupied property or for any tenant occupied property, there is and will be money available."

"For the most part this money will be loaned on the basis of the successful business occupying the property. In other words, the lender will give as much or more weight to the success of the occupant than will be given to the value of the real estate, unless the loan to value ratio is so conservative that hardly anyone can be wrong."

"For new developments and redevelopments in the downtown area it is a different story. In order to present the reasoning as to the availability of financing for new developments or redevelopments in the downtown area, we should first explain the foundation for the conclusions drawn."

"In 1947 a study was made

to determine the effect shopping centers would have on the future of downtown real estate and what, if anything, could the downtown property owners and merchants do about it? I participated in this study and the topic is just as timely today. Further, if the study were to be made today the details and data may vary somewhat but the conclusions would be the same."

Pfister said the conclusions reached from the study pointed out there are basic problems and differences between the central business district and its chief competitor—the shopping centers.

He gave the following examples:

—Divided ownership in the downtown area versus one ownership in the shopping center. Several entities own downtown property, while the shopping center owner has one central goal.

—In the downtown area the merchant is not required to belong to the Merchants Association and is not required to go along with decisions of the association, whereas in a shopping center the merchant must belong and participate.

—The downtown area was developed for the convenience of persons living close in and for those using streetcars and horse and buggies. On the other hand, the shopping center is developed for the convenience of the automobile user.

Pfister said it's very important for the downtown owners and merchants to work together and plan ahead.

"There are plenty of funds available for developing and redeveloping of the downtown area—if—and I repeat—if—and only if—the owners of the properties and the merchants unite for the common good of the downtown area and make well-developed, short-term and long-term plans to provide the public with the services it needs and deserves," Pfister said. "will the lenders of funds be willing to commit large sums for downtown projects."

The forum, sponsored by the Bureau of Business Research at Indiana State University, included a panel on proposed development and planning projects for downtown Terre Haute, followed by lunch.

In the afternoon session, Dr. James E. Lane, chairman of the ISU Department of Accounting, discussed implications on the proposed outlook on transportation needs for downtown Terre Haute.

Later, William T. LaEs, of International Business Machines, and Arch R. Dunbar, president of Wabash Federal Savings and Loan Association, discussed why they moved downtown and invested downtown.

Charles Walker, executive di-

rector of the Terre Haute downtown Business Association, ended the forum, talking about "Urban Beautification—The Future for Downtown Terre Haute."



Community Affairs File  
**Downtown Area**  
*City Planning T.H.*  
**Plans Detailed**

By MARY ANNE PIERCE  
and JACK HUGHES

Mayor William J. Brighton and city engineer Jeff Lew will meet with the chief engineer of the State Highway Commission Wednesday to submit a proposal to reroute traffic on U.S. 40 in the downtown area.

The proposal, prepared by John Hanley of the Area Planning Department, will ask the state highway commission to transfer the routing of the highway from its present location along Wabash to Ohio and Cherry streets between 3rd St. and 9th St. The proposal will allow routing between the Wabash River Bridge and 3rd St. over the planned "Y" to be constructed by the Department of Urban Redevelopment.

Mayor Brighton will also offer as an interim suggestion to meet the time element involved in the construction of the "Y," a plan to allow the state to reroute the westbound U.S. 40 traffic at 3rd and Wabash north to Cherry St. and west along the north leg of the proposed "Y"

to the Wabash River Bridge and the eastbound U.S. 40 traffic from the bridge on the south leg of the "Y" to U.S. 41 and thence north to U.S. 40 and east.

According to the mayor, the city will apply for funds through the TOPICS program to complete the project if state approval is granted.

As its part of the plan, Brighton said, the city of Terre Haute will modernize all traffic control devices from 3rd through 10<sup>1/2</sup> Sts. on Ohio and from 3rd St. through 9th St. on Cherry St., and also at the intersection of 9th St. and U.S. 40.

Terre Haute, according to the mayor, will also upgrade the surfaces of Ohio St. and Cherry St. in the area involved. Increased curbing radii where it is needed to facilitate turning

Continued on Page 16, Col. 5.

## Downtown

Continued From Page One.

movements will be provided by the city, also. Brighton said he will assure the state commission that all improvements will be completed by the city to the satisfaction of the commission before state changes are necessary.

Releasing the above data at his Tuesday press conference, Mayor Brighton fielded other questions as they came, revealing his determination to get new public housing underway and an "optimistic" outlook for new industry.

The mayor's remarks concerning housing for the elderly echoed the determination he evidenced in an earlier exclusive interview with the Tribune when he said, "Some time this summer we're going to have these housing units under construction if I have to dig the (foundations) myself."

Noting that the location of the new housing project still remains to be set, he added, "And as soon as we get 'em under construction, we're going to make more applications for additional elderly and low cost housing. Because we have a tremendous problem in housing in this community. And since we have . . . you know, the salaries in this town on a comparative basis with Muncie, Richmond and other places is like 80 per cent. . . So, from that reason and because we have an excessive number of elderly people, we need housing in those areas. And, so, we're going to immediately make another application for additional housing even after we get these started."

In Tuesday's press conference, Mayor Brighton confined his reference to hopes for new industry in a one-word quote: "Optimistic." He declined to comment further, indicating that a later release would amplify that comment.

In that connection, the mayor mentioned that he had attended a breakfast meeting earlier Tuesday which he described as "a fact finding session . . . among interests divided on the question of reopening Maple Ave. through the Ft. Harrison Industrial Park (formerly the Tumpane property)."

He said three City Councilmen supporting the move to reopen the street " . . . gave their reasons for believing the idea to be feasible and the other side gave their reasons for believing it is not feasible."

Noting that the councilmen were Pete Chalos, Kenneth Thomas and Council President Jack Neaderhiser, and that the industrial park board managers were represented by Harold Miles, Tom Roberts and Ray Ingram, Mayor Brighton said

that another meeting will be held after the latter group has conferred with companies presently leasing ground in the park.

The balance of the press conference ranged widely from brief comment on the long discussed "downtown mall," which theoretically could be one result of proposed changes in the downtown traffic set up, to ambulance service, park and recreation plans and others.

Concerning the mall, the mayor acknowledged that a project of that nature, to be financed both by the city and private interests with property in the area, is one of the proposals under consideration. He went on to say that " . . . is only one of the plans being considered."

Regarding free emergency ambulance service, he reported that the application for financial assistance prepared by Fire Chief Leroy Shipley has been completed and filed with the appropriate state and federal officials and awaits their approval. "We hope to have approval by June or July," the mayor said.

On a proposal for a new recreation complex, built around a new public golf course, the city's chief executive said, "I still have a lot of questions about that." He said there are " . . . as many as five or six areas under study . . ." for the proposed project.

He reported that he would be "reluctant" to spend capital improvement money for such a project "without federal funds," adding that City Council action establishing the city parks under new Indiana law, currently under study, could open the door to the project.

Other topics included: Buses a report from the transit authority is scheduled for the end of this month; Fruitridge Avenue Project, work waiting on weather; Overpasses, the mayor would like to see overpasses on N. 3rd St. and N. 13th St., but housing and other activities more pressing at this time; air surveys. "We've had many in the past. This administration will not take a survey without implementing the recommendations of that survey. There is no point in taking a survey unless you intend to use it to some good advantage. Intend to implement the recommendations or we won't take surveys!"

## REFERENCE

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Community Affairs File



CITY PLANNING (T.H.)  
8/72

# MALL SURVEY

Community Affairs File

## Mayor, Group Visit *City Planning - T.H.* Evansville Project X

By JAMES DRESSLER

Tribune Staff Writer

**T** MAR 29 1972

The new Main Street Mall in downtown Evansville, a \$1.2 million seven-block walkway with extended sidewalks, is responsible for a general upswing in business and increased shopper traffic in the central business district of that progressive Hoosier city, Mayor William J. (Bill) Brighton and other Terre Haute leaders learned Tuesday.

Brighton and others from Terre Haute toured the Evansville area and listened to Evansville leaders explain how they turned the fortunes of their city around in recent years.

Those accompanying Brighton to Evansville included: Arch Dunbar, vice chairman of the Mayor's Committee for the Preservation and Promotion of Downtown Terre Haute; Donald E. Smith, a member of the committee; Warner Paige III, president of the Downtown Business Association; Leo Pfister, Ray Ingram, and Don Lofton.

A 19-member "blue ribbon" committee appointed in late February by Brighton already is at work studying ways to revitalize the heart of Terre Haute. A mall-type project in downtown Terre Haute has been discussed for sometime, which made the visit to Evansville even more meaningful.

Brighton and the rest of his group were impressed by what they saw in Evansville. And Evansville's progress extends way beyond the downtown mall.

"I suppose Evansville is farther along than any other city in Indiana so far as redevelopment is concerned," Brighton said. "Obviously, progress such as this requires 100 per cent cooperation of all facets of a community."

# STEPPED

# UP

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Waco County Public Library

Community Affairs File

CHC O H 2 H T to a c h



The seven-block serpentine walkway is anchored at one end by a \$25 million Civic Center, and at the Ohio River end by \$50 million Rivergate Commons. The new Downtown Walkway, dedicated Oct. 15, 1971, is a thing of beauty — a 26-foot wide winding street for fire trucks and emergency vehicles, with extended walks featuring fountains, tree wells, planters, park-type lighting, and modern furniture and telephone booths.

The serpentine walkway was planned at a cost of \$1.2 million. Two blocks were in the Riverfront Redevelopment. The remaining five blocks were financed by an equal partnership of downtown merchants, the city, and the federal government.

Tied in with the downtown walkway in recent development in downtown Evansville are:

—The \$25 million Civic Center. It is one of the most dramatic development projects since it has transformed a downtown distressed area into an attractive stone-and-glass complex. The Civic Center covers 40 acres and is comprised of government and education buildings and a \$2.6 million contemporary Convention Center and Auditorium.

—Four well-planned industrial sites, all available at cost

Continued On Page 3, Col. 1.

## Mall Survey

Continued From Page One.

to manufacturers.

—Rivergate Commons, a \$50 million, eight-block complex under construction that will include luxury high rise apartments, a plush Downtown hotel and elegant shopping facilities.

—The Welborn Hospital Project, Evansville's second urban renewal endeavor which made possible a \$10 million hospital complex to serve the Tri-State area.

Several other smaller urban redevelopments also were successful in reducing slums and providing low and moderate housing; growth and expansion of all major industries in the Evansville area; and building and broadening programs of higher education in the city.

After spending the day with Evansville urban renewal and Chamber of Commerce officials, Brighton said those meetings reiterate the need for Terre Haute to become recertified to get federal assistance for projects here.

The Civic Center Complex includes: a federal building and postoffice including federal officers, courts and social security office; a city-county administrative building including city and county offices and city police and sheriff departments; a courts building including city and county courts and clerks; a

school administration building, and the Vanderburgh Convention Center and Auditorium.

The Evansville officials expressed concern that Terre Haute has been uncertified for over four years. The city lost its federal certification in 1967 and was never recertified during the four years former Mayor Leland Larrison was in office.

"This lack of certification is keeping us from getting much needed federal money except for elderly and low-cost housing," Brighton noted. "We need to get certified to start getting the federal money that Evansville has been getting to implement its recent projects."

Brighton said, "We've been stopped and stymied in recent years due to lack of federal certification. We've had four years of wasted time, and I intend to do something about it."

"We need more better homes, more good businesses, and hopefully more jobs in this community. I think that's what it's all about."

Brighton said Terre Haute already has evidence about how urban renewal can boost taxes in an area.

"Just look at Third Street in Terre Haute," he said. "Since urban renewal, the tax revenue in that area has increased from about \$35,000 to over \$260,000."

"Also, there is still land available that will bring in more tax revenue. And some of the land was used for non-tax producing uses such as dormitories."

Evansville officials pointed out that the assessed valuation in their Central Business District dropped from \$20 million to \$9 million before they started doing something to revitalize their downtown area.

"Now we're on our way back up again," one Evansville merchant said, "and we're going to get back to that \$20 million mark."

Brighton noted that the drop from \$20 million to \$9 million in assessed valuation was costing Evansville about \$1 million in tax revenue a year.

The Evansville merchant who discussed the assessment drop of past years told the Terre Haute men that his business has increased about 45 per cent since the downtown walkway was completed last October.

J. P. Jack Rucker, director of area economic development for the Evansville Chamber of Commerce, said two lawsuits were filed prior to the start of the walkway.

"Both were dropped though, and never came to trial," he said. "Once construction got under way, it was obvious we had solid support from our merchants and the community as a whole."

Rucker is a firm believer cities must protect their downtown areas. "Here in Evansville, it's important to note that 12 per cent of our tax dollars come from 1 per cent of our land downtown," he said. "You can't cut the heart out and expect a city to live. The heart of a city must be strong."

Brighton said he is fully aware of the importance of the downtown area to Terre Haute.

"I see it as my responsibility to do what I can to get the development of our downtown off the ground," Brighton said. "We need to tie the loose ends together. The kind of goals Evansville has achieved are goals our community should be glad to work toward, once our community has taken a close look at them."

Brighton said he wants to see merchants and others in this community get totally involved in implementing new programs here.

Brighton also said he plans to give full support to the Terre Haute Department of Redevelopment and Urban Renewal. "They need full support of the city to function effectively," said Brighton. "And they're going to get city cooperation from my administration."

The complex which had been in the talking stage since the mid fifties, began taking shape in the sixties.

In June, 1961, the Evansville-Vanderburgh County Building Authority was created and employed Becker and Becker Associates of New York to prepare a report of future space requirements of city and county government.

Interested people in the community formed the Central Evansville Improvement Corporation in 1963 to purchase and hold the desired building site until the various government units were able to pay for the land through special appropriations and special bond issues.



A 40-acre tract of outdated buildings in the heart of the Central Business was purchased by local industries, financial institutions, retail merchants and other individuals through unsecured debentures, along with additional financing from Evansville banks.

That effort culminated with sale of the land to the different governmental units in the mid-sixties. Then the \$25 million Civic Center was dedicated in 1969.

Rucker and George Oberhide, assistant director of the Evansville Department of Redevelopment and Urban Renewal, devoted most of the day to filling in the Terre Haute leaders on what has been happening and is developing in Evansville.

In discussing the recent survey of the new Main Street walkway in Evansville, it was pointed out that the walkway has:

- Provided direct and in direct effects which resulted in a sales increase of \$850,000, or 40 per cent of an estimated \$2.1 million increase in the fourth quarter of 1971 compared to the same period in 1970.

- Played a major role in the estimated 4.7 per cent increase in retail sales from \$39.9 million in 1970 to \$41.7 million in 1971.

- Provided a strong stimulus to downtown merchants toward reinvestment and remodeling.

- Played an important part in increasing the number of customers, particularly younger and older persons, shopping downtown.

- Played an important role in attracting more out-of-town shoppers.

- Created an atmosphere where store vacancies have been reduced.



**EVANSVILLE ON THE MOVE**—Terre Haute leaders, including Mayor William J. (Bill) Brighton, Tuesday took a tour of Evansville's progressive downtown area. J. P. Jack Rucker, left, director of Area Economic Development for the Evansville Chamber of Commerce, took them on the tour. Local leaders shown looking at the Main Street Mall, seven-block serpentine walkway, are, from

left, Mayor Brighton, Warner H. Paige III, Leo Pfister, and Arch R. Dunbar. The \$1.2 million walkway, started in February, 1971, opened last November. Business establishments along the walkway showed average increases in business exceeding 15 per cent during the last quarter of 1971, Evansville officials said.

Photo by Dan Goodman, Evansville Press.





**WALKWAY SPARKS DOWNTOWN IN EVANSVILLE**—J. P. Jack Rucker, left, director of Area Economic Development for the Evansville Chamber of Commerce, last week showed Terre Haute leaders how the \$1.2 million, seven-block walkway with extended sidewalks is sparking a general upswing in business and increased shopper traffic in the central business district.

Shown in Evansville are, from left, Rucker, Terre Haute Mayor William J. (Bill) Brighton, Warner H. Paige III, Leo Pfister, and Arch R. Dunbar. Mayor Brighton's 19-member "blue ribbon" committee already is at work studying ways to revitalize the heart of Terre Haute. Evansville Press Photo by Don Goodaker.





**PROGRESS IN EVANSVILLE**—This view of Main Street in downtown Evansville shows what construction of a downtown mall has done to enhance the appearance and economic health of the downtown sector of that city. Evansville last October opened this seven-block serpentine walkway. It has sparked a general upswing in business. Terre Haute leaders, who hope to revitalize the heart of this city, went to Evansville last week to view first-hand recent downtown developments there.



# Task Force on Downtown Area to Meet Wednesday

Community Affairs File  
City Planning - T.H. MAR 7 1972

By PAT BARNES  
Tribune Staff Writer

Mayor William J. Brighton said Tuesday during a news conference at City Hall that members of the task force appointed by him to save the downtown business district from deterioration will meet in closed session at 4 p.m. Wednesday.

Brighton said that in addition to the members of the task force three special guests have been invited to the meeting. They are Golby Uhlir, executive director of the Department of Redevelop-

ment; L. Robert Mann, executive director of Area Planning, and City Attorney Verl Miller.

Other topics covered at the news conference included the creation of off street parking, the opening of Maple Avenue east of Fruitridge Ave., the police department merit system, the 25th and Ohio Street intersection and the Attorney General's opinion of Pete Lamb serving as administrative assistant to Brighton.

Brighton said the special meeting of the task force has been called for the purpose of "exploring the possibilities both economically and those that are feasible and not feasible in order to try and do something to stimulate this particular area in our community."

The mayor was then questioned about the possibility of a temporary injunction and the growth of opposition by outlying businessmen to using tax money for the downtown area that the project might become a dead issue.

Brighton replied by saying, "the largest taxpayers in this city are on Wabash Avenue and for an administration to set idly by and to permit it to deteriorate and to remove those enormous sums from the tax roles of this community would be a travesty upon all people of this community. This administration feels they are jus-

Continued On Page 2, Col. 6.

tified in spending a little money in this area."

Brighton was quick to lash out at persons who he termed "are quick to prohibit progress by filing injunctions or try to stymie a project of this nature."

The mayor said that one of the problems in the downtown area is the lack of parking space.

He said the off-street parking will be one of the topics discussed at Wednesday's meeting.

The mayor said that an opinion has been issued by the Attorney General in regards to Councilman Pete Lamb serving as the administrative assistant to Brighton.

Brighton said the opinion "does not specifically say yes or no. However it does cloud the issue enough that it appears the only way we could actually resolve the situation is through court action."

The mayor added the city is reluctant to pursue the matter in courts at this time. Brighton said he felt the Attorney General's opinion was not fair since it did not specifically state whether Lamb could or could not serve in both posts.

Brighton pointed out the absence of an administrative assistant is a hindrance.

He then went on to say, "this does not prevent me from having some other individual as administrative assistant."

Brighton said there is a possibility that he will name another individual to serve in that capacity.

On the issue about the possible opening of Maple Ave., just east of Fruitridge, Brighton said that one of the current problems is the fact that a major portion of that land is currently under lease. The leasor has about nine sets of railroad tracks and the mayor said the maintenance of these might be tremendous.

Brighton said that implementation of the police department's merit system which takes effect July 1, is the responsibility of Chief James Swift. The mayor said he hopes the transition will be as smooth as possible from the patronage to the merit system.

The mayor said that two ordinances will be introduced at Thursday night's council meeting pertaining to the intersection of 25th and Ohio Sts. One of the ordinances seeks to repeal an ordinance passed by the former administration which made the present traffic pattern permanent. The second ordinance would open up the intersection to the flow of traffic.

Brighton said the city has applied for TOPIC funds in order to revamp the traffic pattern at the busy intersection.

The United States ranked 13th in shipbuilding in 1971 with an output of 482,329 tons.

REFERENCE

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Vigo County Public Library  
Community Affairs File



# Rotary Members Hear About New Mall at Evansville

By MARY ANNE PIERCE

Tribune Staff Writer

The director of area economic development for the Evansville Chamber of Commerce took members of Terre Haute Rotary Club on a verbal stroll along his city's new \$1.2 million Main Street Mall, Tuesday.

Jack Rucker, guest speaker at the luncheon meeting, told Rotarians "you have to bring people together, this is important. You aren't going to get there if you don't do this."

Terre Haute Mayor William Brighton recently appointed 19 persons to the Mayor's Committee for Preservation and Promotion of Downtown Terre Haute as an initial step toward a downtown project similar to the one in Evansville.

"Doing something for your

self is essential to any project. Organize and do from within." Rucker said, as he outlined the revitalization project for the pocket city which began four years ago. Today, Evansville has a seven block walkway and extended sidewalks in the heart of its downtown area. A survey of retail sales by a private research agency "indicates there has been a 15 per cent increase in business already, proof of its success," Rucker said.

Tracing the past four years of the project, Rucker said the city hired Victor Gruen Associates who designed the Fresno, California mall in 1968. "They were employed to look over our area and develop an achievable plan."

"Former Mayor Frank McDonald realized at that point the project needed community involvement. Our leaders took the elements of the Gruen plan which were achievable and went after them. A committee of 25 people, all from the downtown area, began by visiting malls all over the country, looking at plans . . . studying needs and investigating federal funds."

Money for such a project is not the major problem, according to Rucker. "You can always find the dollars if you get all

your horses together to agree on a subject."

He compared revitalization of the downtown area in any city to the human heart and its relationship to other parts of the body. "Get the heart fixed up and other parts will function. This is the same for a city. Take time to look at any of the cities you admire, any size . . . you

Continued On Page 3, Col. 2.

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Community Affairs File

City Planning  
(T.H.)  
8/11

APR 26 1972

LEAD ON CASE DRUG





**JACK RUCKER**, director of area economic development for the Evansville Chamber of Commerce, meets with Rotary Club President Dale Baughman before a meeting Tuesday. Rucker told the club about the success of a \$1.2 million downtown walkway project which has brought new life to the heart of Evansville. House of Photography.





**RICHMOND ON MOVE**—Dedication Monday of Richmond's new \$738,440 four-block Downtown Promenade attracted officials from throughout Indiana, including a delegation from Terre Haute headed by Mayor William J. Brighton. Standing in the forum-amphitheater in the mall, which used to be U.S. 40 through Richmond, are, from left, Kenneth Paust, executive secretary of Downtown Richmond, Inc.; Matt Nepote, Richmond's Redevelopment director; Warner Paige III, administrative assistant to Mayor Brighton and president of the Downtown Business Association in Terre Haute; Byron Klute, mayor of Richmond; Jeff Lew, city engineer in Terre Haute, and Mayor Brighton. Brighton and other local leaders are investigating the possibility of building a downtown mall in Terre Haute.

# Mall in Richmond

*City Planning, Ind.*

## Impresses Mayor

By JAMES DRESSLER  
Tribune Staff Writer

T JUN 27 1972

RICHMOND, Ind.—Terre Haute Mayor William J. (Bill) Brighton, accompanied by Warner Paige III, his administrative assistant, and Jeffrey Lew, city engineer, Monday joined many Hoosier mayors and both Indiana gubernatorial candidates at the dedication of Richmond's \$738,440 four-block Downtown Promenade.

"This is really something great that the city of Richmond has accomplished," said Mayor Brighton. "It certainly shows what a dedicated community can accomplish when confronted with diversity."

U.S. Sen. Birch Bayh spoke to the crowd at the dedication via a telephone hookup from Washington, D.C. He cited the city's heroic comeback from a 1968 series of explosions and fires that wrecked Richmond's core area, killing 41 persons.

Mayor Brighton and other local leaders are hopeful a cooperative effort can be developed in Terre Haute to build a similar mall to rehabilitate the heart of the city.

Mayor Brighton made a trip to Evansville a couple of months ago to look over the new mall there, which has rejuvenated the downtown business climate of that city. Then, Monday the local officials went to the dedication of the Richmond mall to get a closer look at it.

The gubernatorial candidates at the dedication, House Speaker Otis Bowen (R-Bremen) and former Gov. Matthew E. Welsh, a Democrat, were impressed with what they saw in Richmond, as were Brighton and mayors from cities such as Fort Wayne, Kokomo, Greenfield and Jeffersonville.

Richmond has a population of 45,000, compared to 72,000 in Terre Haute.

Kenneth E. Paust, executive secretary of Downtown Richmond, Inc., says the successfully completed pedestrian shopping mall represents the initiative and courage of 51 members of Downtown Richmond, Inc., who had the faith to invest \$350,000 in the future of the central business district. City government, headed by Mayor Byron Klute, gave full cooperation and the Richmond Redevelopment Commission

located \$400,000 from a \$2.4 million HUD grant.

After looking at the mall and talking to Richmond leaders, Brighton said:

"The most fascinating thing is that they've done some of the things already that we're hoping to do."

"They have a 'Y' at both ends like we will have and they had to get approval to re-route U.S. 40 in the heart of the city, a problem we also faced."

"Richmond also had concern over its large tax base disintegrating in the downtown area. And that's a problem we have in Terre Haute. I'm interested in doing something to preserve our large tax base in the downtown area."

"I also note that the new Richmond mall has really rejuvenated business in the downtown area. Mayor Klute told me that business was up 16.6 per cent in the month of May this year over the same month in 1971."

Already the renaissance of downtown Richmond has attracted the Dayton-based Elder-Beerman to build a multi-million dollar store at 6th and Main

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Community Affairs File

Also in the Library

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# Evansville's Mall

## Increases Business

TS APR 2 1972

By JAMES DRESSLER  
Tribune Staff Writer

Terre Haute is only one of several cities hoping to emulate Evansville's Center City revitalization achievements of recent years, a visit to Evansville revealed last week.

When Mayor William J. (Bill) Brighton and several members of his "downtown revitalization task force" landed in Evansville Tuesday, they learned several other cities have been looking at recent accomplishments in the Pocket City.

And Evansville isn't just showing off its new \$1.2 million seven-block serpentine walkway with extended sidewalks. That Main Street Mall, which is a goal of many Terre Hauteans, is anchored at one end by a \$25 million Civic Center, and at the Ohio River end by the \$50 million Rivergate Commons, which will be an aesthetic expansion of Number One Main Street into a unique area for gracious living, leisure shopping and commercial enterprise.

The Main Street Mall really is a thing of beauty—a 26 foot wide winding street for fire trucks and emergency vehicles, with extended walks featuring fountains, tree wells, planters, park-type lighting, and modern furniture and telephone booths.

Evansville's new walkway has a sculptured look as evidenced by architect designed sidewalk benches which add form and dimension to the seven-block span.

The modern spherical mercury vapor street lights installed by the Southern Indiana Gas and Electric Company (SIGECO) magnifies the winding beauty of the walkway at night.

D. W. Vaughn, president and chief executive officer of SIGECO, served as luncheon host to the Terre Haute delegation in Evansville. He was one of the original prime movers in the revitalization of Evansville's downtown area.

Donald E. Smith, a member of Brighton's downtown task force, played a key role in arranging the Terre Haute group's visit to Evansville. He is a member of the SIGECO board of directors.

"Welcome to Evansville, Mayor Brighton," said J. P. Jack Rucker, director of Area Economic Development for the Evansville Chamber of Commerce, as Brighton and other members of the Terre Haute delegation walked into his office Tuesday.

Just a couple of weeks ago, Ivan Lebanoff, the new mayor of Fort Wayne, and some of his people came in to tour our downtown area," Rucker said. "And a few weeks before that, Jerry Miller, that new mayor of South Bend, and some other South Bend leaders stopped in to see what we're doing. We're getting calls from all over the Midwest, and I must say we're honored by this attention. But then we're even more proud of what we've been able to do—we've given new life to the heart of our city, and no city can really be alive without a strong heart."

One thing about Evansville that impresses Brighton and Warner H. Paige III, president of the Downtown Business Association of Terre Haute, is the way various segments of the Evansville community cooperated to make the walkway a reality.

Two blocks were in the Riverfront Development. The remaining five blocks were financed

Continued On Page 6, Col. 1.

Mall

Continued From Page One.

by an equal partnership of downtown merchants, the City, and the Federal government.

### Paige Hopeful

Paige, when contacted by THE TRIBUNE Friday, said he is hopeful something similar can be done in Terre Haute after seeing what has been accomplished in Evansville.

"I was encouraged to see that it can be done," said Paige. "I also was impressed that they got the job (walkway) done without affecting taxes."

Paige noted that the city of Evansville made maximum use of urban renewal federal funds and that the merchants also chipped in to help make the walkway possible.

"Those merchants in Evansville didn't sit on their hands," said Paige. "They helped make it happen."

Paige said his chats that day with some Evansville merchants impressed on him the general upswing in business and increased shopper traffic triggered by the walkway.

"One merchant told me his business was up 45 per cent since the walkway was completed," said Paige. A report issued in Evansville Tuesday by Real Estate Research Corp. of St. Louis revealed that a week-long survey of downtown businesses and shoppers in Evansville concluded that the Main Street Walkway is responsible for the upswing in business.

The survey stated that the walkway has had significant impact on the future of downtown and has led to renewal "optimism" and "enthusiasm" among downtown merchants and consumer alike. In addition, the walkway has created an optimistic attitude which "alone can be an important milestone in the return of downtown Evansville," the report noted.

More specifically the Evansville survey says the walkway alone provided direct and indirect effects which resulted in a sales increase of \$850,000, or 40 per cent of an estimated \$2.1 million increase in the fourth quarter of 1971 compared to the same period of 1970. The walkway was completed in October of 1971.

The walkway also provided a strong stimulus to downtown

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merchants toward reinvestment and remodeling.

At the time Brighton announced formation of his downtown committee, he noted that at least one important downtown store might close "if we don't reclaim the downtown district."

"The Root's Store is on the horns of a dilemma. They are either going to put a substantial sum of money into renovation of their downtown store or they are going to close and remove their downtown store."

"The goal of our new committee is to show their home office that this city administration is going to try to do something to promote downtown Terre Haute in order to keep the Root's Store here."

He noted that other downtown stores have somewhat similar problems.

The 19 members named to the Mayor's Committee for the Preservation and Promotion of Downtown Terre Haute include: Lucien H. Meis Jr., chairman; Arch Dunbar, vice chairman; Thomas Finnerly, Donald E. Smith, Robert Peterson, Howard Potter, John Newlin, Paul Pfister, Forrest Sherer, John (Pete) Lamb, Gene Trummel, Verl G. Miller, Don Hill, Jerry Lee, Walter McMahan, Bob Austin, Morris Blumberg, George Miller, and Robert Schultz.

Following the initial meeting of the committee March 8, Mayor Brighton said the first step in improving the downtown business section would be to complete the long standing urban renewal redevelopment project to take through city traffic off Wabash Ave. in the heart of the city.

After meeting with the Indiana State Highway Commission to discuss that project Thursday, Brighton said that construction bids for "Y" roadway connecting Ohio and Cherry Sts. with Wabash Ave. may be let within a month. The state has approved use of federal funds for that project.

It is hoped eventually to get federal funds to re route U.S. 40 through downtown Terre Haute on the one-way streets to the north and south of Wabash Ave., which would make a mall possible on Wabash Ave.

While state officials refused to give an okay to permit stoppage of traffic on U.S. 40 in the heart of the city at Thursday's meeting, they indicated that it could be approved at a later date.

In taking an active lead in attempting to revitalize the downtown area, Brighton notes that the CBD represents an important per cent of the total assessed valuation of Terre Haute.

Chuck Walker, executive director of the DRA, points out that the Central Business District from Third to Ninth and from Cherry to Ohio makes up 15 per cent of the total land assessment of Harrison Township.

"It's also interesting to note," Walker continued, "that the central business district mentioned represents only 27 acres of Terre Haute's 16,000 acres."

Walker, in looking ahead to revitalization of the downtown area, said, "We need to tailor it to the needs of the community. We shouldn't just think of dollars spent, but also of spin off such as new construction

and parking. We should think of the total picture."

While Brighton sees it as his responsibility to help get the show on the road to revitalize downtown Terre Haute, he makes it clear local merchants and other Terre Hauteans need to pitch in to make it a community-type project.

In order to simplify the job, he has pledged to give the city's 100 per cent cooperation to the Terre Haute Department of Redevelopment and Urban Renewal, which that department has not always received in the past.

"The kinds of goals Evansville has achieved can be done here," said Brighton. "But we have to get our community totally involved, and that is my goal."



SAVED DURING HEART ATTACK—Gerald E. Tyler, 51-year-old sales executive from Sarasota, Fla., is visited by his wife, Angela, in Georgetown University Hospital in Washington. Tyler is recovering from a "by-pass" operation that detoured blood past a blocked coronary artery. The operation was performed Oct. 13 while Tyler's heart attack was in progress. AP Wirephoto.

# By-Pass Operation Saves Man 'Dead' Five Times

By FRANK CAREY  
AP Science Writer  
WASHINGTON (AP) — A noted heart surgeon reported Saturday performing a life-saving operation on a man who was in the midst of a heart attack that had rendered him "basically dead" five times within an hour.

And Dr. Charles A. Hufnagel, Georgetown University Hospital, said the successful outcome of the possibly unique case raises his confidence that 1975 emergency surgery to help prevent fatal or crippling coronary attacks "might become as practical as an emergency appendectomy now is."

The operation, called a by-pass, was performed Oct. 13 on Gerald E. Tyler, 51, of Sarasota, Fla., a husky airplane sales executive. He was stricken while on a visit to Washington.

In a by-pass operation, a section of a vein from the leg is transplanted to the heart area to serve as a detour for a blocked coronary artery, and thus restore more normal blood supply to the heart itself. Tyler had a double-header graft because two arteries were blocked.

## Subject to Debate

The by-pass technique, still a subject of some argument, has been performed in the United

States and abroad since 1967 on more than 5,000 patients suffering from chronic but not immediately life-threatening obstruction of coronary arteries.

But it has only rarely been performed on a patient while an acute heart attack was actually in progress.

Hufnagel said in an interview "I believe that very few . . . if any" have been performed at the relatively early but still potentially deadly stage of full-blown heart attack his patient had reached.

He said that Tyler was on the operating table before actual damage to the heart had resulted from impaired blood flow through the blocked arteries.

Less than three hours before Tyler was wheeled into the op-

erating room, the surgeon said, he had suddenly experienced a series of attacks of ventricular fibrillation—a potentially deadly type of wild rhythm in which the heart beats and quivers chaotically without really pumping any life-sustaining blood.

Five times within an hour, urgent hands applied two paddle-like electrodes to the man's chest, triggering strong electric shocks to "defibrillate" him and, in effect, restart his heart.

## Urgent Need

Said Hufnagel:

"He was basically dead from (each episode of) ventricular fibrillation . . . and, at this time, everyone thought the chances of survival were very poor un-

Continued On Page 21, Col. 3.

president of South Vietnam and he "would not make a single decision" without U.S. permission.

But the Americans have demonstrated many times that they don't rate when it comes to handling client states. In a case like Thieu's any Communist regime would know precisely what to do, and do it. In the case of the Americans, though, it seemed to become a case of "well, back to the old drawing board."

Hanoi handled its ally. There were aspects in the draft ceasefire that the Viet Cong's provisional revolutionary government could not have welcomed. But the first sign of disagreement came only after the schedule of the draft agreement was stalled. Then the Viet Cong in Paris resurrected its demand that all U.S. military installations in South Vietnam be dismantled. There had been no mention of that in the text of the draft as broadcast by Hanoi.

Whatever their differences with and apprehensions about the North might be, the Viet Cong recognized that Hanoi was their only source of support and never openly disagreed with their sponsors.

The Communists see Thieu as

Continued On Page 2, Col. 3.

Into S. Vietnam

By FRED S. HOFFM

AP Military Writer

WASHINGTON (AP) —

North Vietnamese command has sent several thousand troops into South Vietnam in recent days, Pentagon sources reported Saturday.

U.S. intelligence sees these moves as fresh evidence that the enemy intends to expand his areas of control in South Vietnam before a cease-fire can take effect. North Vietnamese reinforcements crossed from Cambodia into South Vietnam at a time when Nixon administration officials were indicating the hopeful the enemy was back some of his troops in South Vietnam.

Partly through capture of prisoners, intelligence has identified at least two North Vietnamese regiments as moved into South Vietnam since North Vietnamese U.S. officials disclosed progress toward a standstill cease-fire and a negotiated settlement of the war.

The 271st North Vietnamese Regiment was said to have slipped from the Parrot's area of Cambodia into Nghia Province near the border. Meanwhile, the North Vietnamese 174th Regiment reportedly has infiltrated the Plain of Reeds area of

Continued On Page 10, C

# Broad Plans Are Outlined For City's Future Looks

By JACK A. HUGHES

Tribune Staff Writer

The importance of Terre Haute recreation planning to the proposed \$700,000 downtown beautification project was revealed this week as officials drew broad outlines of the city's new look.

Mayor William J. Brighton terms it a "people project," calling for the involvement of a cross-section of the citizenry as well as that of officials, government planners and civic groups.

Broad outlines to be filled in include long range aims reaching into the 1990's with millions of dollars in federal funds matching local public and private capital to provide several new parks and neighborhood

playgrounds as well as the new look downtown, a recreation complex within an 18-hole golf course, and improvements to existing parks, recreation developments, community center and historic sites.

The immediate projects—downtown and around town—include the beautification project for which sketches are reported in process; improvements to Dobb's, Thompson, Sheridan, Voorhees and Herz-Rose parks; landscaping and beautification of the Charles T. Hyde Community Center, and site location for four new "block parks."

Patrick Dougherty, city park superintendent, reports that the locations for the new block parks will be announced in the near future. Planning calls for

locations ". . . in high density residential areas, one in each quadrant (of the city) where recreational facilities currently are lacking."

Dougherty noted that neighborhood participation, which has been successful in the maintenance of existing small parks, will be encouraged in the new installations. He said the procedure has proven worthwhile, both in providing modest additional income for active senior citizens and in assuring close attention to the needs of small parks by an interested adult.

The new block parks will occupy about 7,000 to 10,000 square feet each and contain playground equipment composing a

Continued On Page 2, Col. 3.

## The Weather

By National Weather Service

(Weather Map On Page 21)

TERRE HAUTE AREA—Partly sunny and warmer Sunday with highs in the upper 50s. Fair and warmer Sunday night with lows near 40. Increasing cloudiness and warmer Monday with highs in the 60s. Chance of rain five per cent Sunday and Sunday night.

INDIANA—Sunday, sunny and warmer. Sunday night, fair and warmer. Monday, sunny and warmer. High Sunday in the 50s.

ILLINOIS—Sunday, sunny and warmer. Sunday night, fair. Monday, cloudy and mild. High Sunday in the 60s.

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with the attempt to pay it back in taxes.

Nixon's campaign, what there was of it, emphasized his account of administration achievements, his rejection of the kind of defense spending cuts McGovern advocated, his opposition to the busing of school children for racial balance and his claims of success in fighting inflation and crime.

Republican strategists said there were contingency plans for a more aggressive campaign if that appeared necessary. To Nixon strategists, it never did.

McGovern's non-stop campaign took him to 26 states, with most of his time devoted to California and the big industrial states of the Northeast and Midwest.

Except for Texas he bypassed the South, virtually conceding it to Nixon.

There was not, as in 1968, the buffer of a potent third party candidate to deny conservative strongholds of the Old Confederacy to the Republicans. For Alabama Gov. George C. Wallace was crippled, prey to a campaign assassination attempt.

In dollar terms, despite new campaign spending limits, the 1972 presidential campaign was the most costly ever.

The Nixon organization made a determined bid for the ethnic vote, for labor support, for Democratic defectors, for almost everybody.

McGovern was making a total of seven nationwide television speeches to Nixon's two.

"We have the clearest choice of this century," Nixon said after the Democrats nominated McGovern.

McGovern said that was one of the few Nixon statements with which he agreed.

South for its forces with no fear of interdiction.

15 NOV 5 1972

# Broad Plans

Continued From Page One.

"tot lot," a sitting area and multi-purpose area.

The multi-purpose area is an important part of planned improvements to existing parks also. It is described as a paved surface adaptable to basketball, shuffleboard and other pursuits in the summer, with a raised outer edge to permit flooding for ice skating in the winter.

Approval has been given for final application in the federal Open Space Beautification program. The application is submitted by the city through the West Central Indiana Economic Development District.

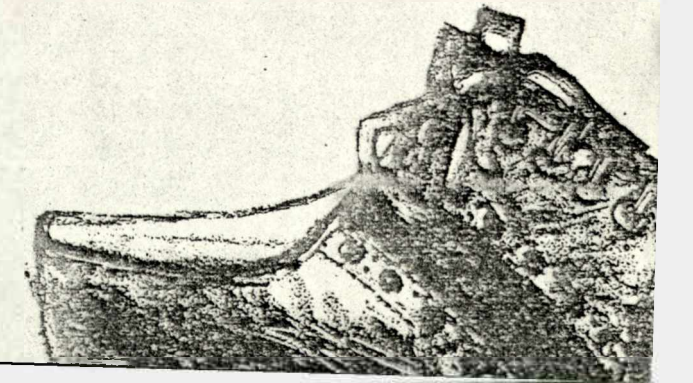
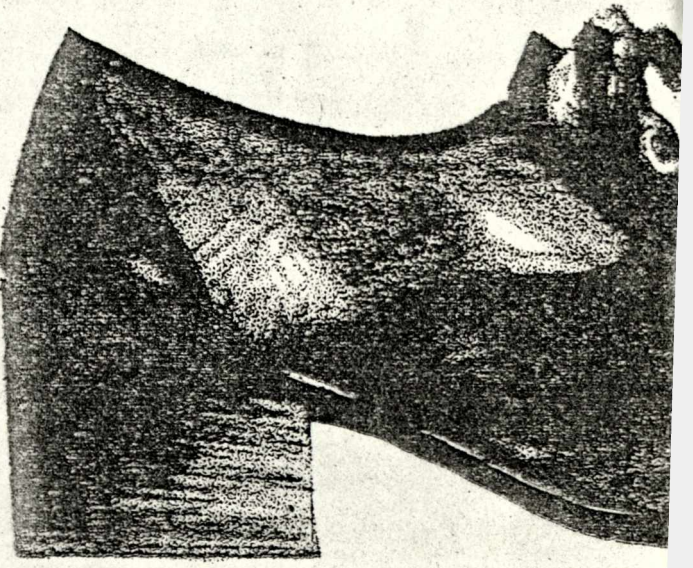
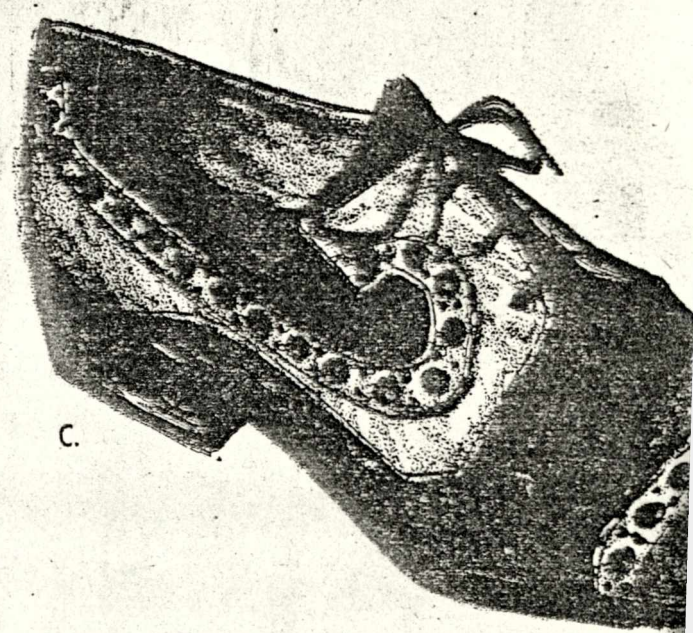
Jerry Dooley, executive director of that agency, and John Sheehan, WCIEDD planner, notes that the commitment for small park and other recreation developments is essential to the overall plan, saying that some of the larger aims would not even be considered for federal assistance without the other goals.

Those goals include \$16,000 for nature study and conservation purposes in the development of Dobbs Park where primitive camping and picnic sites will be provided with a multi-purpose court, ball diamond, tot lot and other facilities.

Those plans are reported responsible, in part, for the removal of mobile camper facilities at Dobbs.

Investment in the new block parks is set at \$24,000 with the balance of the \$38,500 federal grant and local matching capital allocated to existing recreation centers.

Secret



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# Downtown Area Community Affairs File Needs Cited By Walker

By PAT BARNES  
Tribune Staff Writer

Charles Walker, executive director of the Downtown Business Association, said Thursday there are two major factors which affect downtown Terre Haute. They are lack of adequate access to the downtown area and inadequate parking facilities.

Walker made his comments along with a slide presentation to members of the Kiwanis Club of Terre Haute at noon Thursday at the Knights of Columbus clubhouse.

The slide presentation by Walker showed how many cities across the country have found remedies to the problems of access to the downtown area, parking and the appearance of the area.

Walker said that a necessary ingredient for many communities is the requirement for city-owned parking lots or structures. He pointed out that where parking structures are not readily available or economically feasible, it is important for cities to create a more pleasant environment. This plan calls for beautification of on-street, metered, parking lots.

He said that unfortunately it is sometimes difficult to convince taxpayers, and in fact, even private enterprise of the aesthetic and perhaps more important, economical advantages of creating a pleasant environment in parking.

Walker praised the city administration for creating a Committee for Preservation and Progress of Downtown Terre Haute. He said the committee as well as the association are "trying to get something in the downtown area."

Walker said that one of the problems that face property owners in the downtown area is taxation. He said that taxes on real estate and buildings in the downtown area is much greater than property and buildings in the outlying areas.

"A realistic means to tax buildings and real estate in the downtown area must come about," Walker said.

Walker said that in recent

Continued On Page 2, Col. 8.

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## Downtown

Continued From Page One.

months people have become more aware of the problems facing the downtown area and seem to be interested in finding a solution to the problem.

The Ural Mountains separate Siberia from Russia.

Community Affairs File

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*City Planning (T.H.)*

# City, County Officials Confer

Community Affairs File

FEB 28 1973

Serious talk about the possibility of some kind of cooperative local government building program to consolidate some operations, and conserve local tax money, has begun.

City, county and school corporation representatives had a dinner meeting Tuesday evening and reports from that meeting follow the line of casual comment that has surfaced from time to time for many months.

Although early talk, several years ago, centered on the possibility of one new building near 3rd St. and Wabash Ave. to replace both City Hall and the Courthouse and possibly the Federal Building current discussion apparently is exploring the possibility of developing a local government complex incorporating the existing city and county buildings at that point.

More than one government official has described endorsement of Courthouse destruction in particular as "political suicide."

What would be phased out, according to much thinking at present, would be a number of local government offices located at points remote from the west-side location of the existing city-county centers.

Mentioned in this connection have been the Welfare Department on S. 6th St., the Courthouse Annex on S. 7th St., the City Street Department on Deming St. and others.

Mayor William J. Brighton and others indicated the urban renewal property north of the Courthouse, across that portion of Wabash Ave. which had been closed, as a likely spot for some kind of cooperative local government construction effort.

After Tuesday evening's meeting at the Holiday Inn, the mayor said that conversation explored the development of a joint building commission to study existing opportunity for cooperative construction plans.

It has been noted previously that the school corporation is in need of new administration facilities and that funds from sources other than local tax money are, or can be, available for such construction which might provide the basis for combined planning.

Other comments over the period of unofficial speculation

have made reference to the desirability of combining garage facilities for the maintenance of city, county and school corporation vehicles.

Another area of discussion has involved the possibility of combining city and school bus operations in some degree.

Similar discussion has dealt particularly with maintenance of city and county police vehicles, the separate departments to remain under separate control with no combining of operations except as may occur at present in cooperative police action.

Although there are no current reports of Federal Building involvement in the plans under consideration, local government officials say that such a possibility could be worthwhile and that good planning might attract the federal level to a new governmental center on the west end of town.

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COMMUNITY AFFAIRS FILE



# New Building Authority to Be Created

T MAY 29 1973

By JAMES McHARGUE  
Tribune Staff Writer

Mayor William J. Brighton said Tuesday that the city and county will form a building authority in the near future for the purpose of constructing a new city-county building.

The new governmental office building will be located on a site between and slightly north of city hall and the courthouse. It would cost \$2½ million to \$3 million.

Brighton commented on the situation:

"A lot of people have talked about constructing a new city-county building. The premise on which I have been working is that the courthouse and city hall will remain as they are now and the new building will house only those governmental offices that are presently renting or maintaining offices in various parts of the city.

Brighton said there are three reasons for building an additional building.

1. It will be a lot less expensive.
2. It will provide a governmental office complex in a central location.
3. It would not necessitate the vacating of the two existing government buildings.

Brighton said that agencies

Continued On Page 3, Col. 6.

which would be housed in the new office building would include the health department, the area planning department, the West Central Indiana Economic Development District office, the Harrison Township Trustee's office and possibly new jail facilities.

He added that officials have already approached the Vigo County School Corporation, which is reportedly considering moving into the new building when it is completed.

The mayor also said:

"The city-county building authority could negotiate with the State of Indiana in order to have the license bureau, revenue department and the employment office move into the building. Social Security would be a possibility even though they just moved into new offices, the new city-county offices would not be completed for three, four or five years."

The office building would be built with funds raised from a bond issue.

Brighton said:

"The building would cost about \$2½ or \$3 million. The bond issue would be retired by the revenue raised from the rent charged the agencies housed. No property taxes would be used for construction, it won't cost the taxpayers a dime."

Brighton, Vigo County Commissioner Harry Brentlinger, Assistant County Attorney Bill Maher and Assistant City Attorney Steve Johnson recently visited city-county buildings in New Albany, Jeffersonville and Evansville.

"They were all beautiful and are all working well," noted Brighton.

The city and county attorneys are now drawing up the necessary papers and legal arrangements for forming the building authority.

The mayor said it will be especially nice to construct a new building on the site because of the area will have all new sidewalks, curbs and resurfaced streets by this fall.

The building would be built where Wabash Ave. is now, centered between the courthouse and city hall. A grass-covered court will connect the three buildings.

County Commissioner Frank Kaperak said the construction of additional county and city offices has been under consideration for quite some time.

"Something has to be done. The county council has discussed it at several meetings. Everyone is in agreement that we need a city-county building."

"Harry (Brentlinger) went with the mayor to see the other city-county buildings and said that the concept could definitely work."

"The courthouse is also going to be needing a new boiler soon. If the new building was constructed, it would be placed there and heat all three buildings saving the taxpayers a great amount of money on maintenance and other items."

"One thing we must keep in mind is that none of the offices in city hall or the courthouse will be moved. We have done a lot of remodeling recently in both buildings and we plan on keeping the offices here."

Brighton said the building would be built with the future in mind:

"The city-county building should be built with space expectations for the next 10 years. In Jeffersonville, New Albany and Evansville they are already outgrowing the space available. We must plan for the future."

Also noted was the historical significance of the courthouse. "We would not think of razing the courthouse or city hall," said Kaperak.

Brighton said the county commissioners have been extremely cooperative:

"The county commissioners, especially Harry Brentlinger, have been very progressive in regards to the idea of building a city-county building."





**PROJECT NEARLY COMPLETE**—The view looking west from the courthouse details recent construction in the city-county complex, including a recently-opened parking lot for 350 vehicles. Construction of a decorative fountain in the circular concrete area shown in front of City Hall will begin within a few weeks. Trees and park benches also will be installed.

Community Affairs File  
Vigo County Public Library  
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## Plaza Links *City Planning (TH)* City, County Buildings

Work is nearing completion on the city-county pedestrian plaza between the Vigo County Courthouse and City Hall, Robert L. Payne, executive director of the city's Redevelopment Department, said Thursday.

The plaza is the final phase of an overall project that has included opening of the Y traffic interchange at the Wabash River bridge and construction of a city-county parking lot for 350 vehicles.

Plans call for a large decorative concrete fountain to be erected in a circular concrete area midway between the courthouse and city hall within the next few weeks, weather permitting. Specifications for the fountain are being finalized by the Newlin-Johnson Construction Company.

Sidewalks have been completed in the area. Park benches, trees and shrubbery are included in landscaping plans for the project.

The municipal parking lot has been open for several weeks.

Entrance is from Cherry St. on the north, with exit on to east-bound Ohio St. on the south side of the lot. Landscaping is also planned.

The Redevelopment Department will next develop plans for a city-county building to be constructed immediately north of the courthouse. Opinions vary as to when the building will become a reality, but most agree that event is several years away.

The site of the new parking lot and the proposed city-county building was purchased from the Redevelopment Department by the city in 1971 during the administration of Mayor Leland Larrison.

The city provided the ground for the new parking lot, and the county appropriated \$50,000 from federal revenue sharing funds for asphaltting the lot.

Demolition of buildings in the redevelopment area, grading and concrete work were all financed by grants to the Redevelopment Department by the U.S. Department of Housing and Urban Development.

NOV 9 1973



# City-County Pedestrian Plaza Nears Completion

City Planning (T.H.) Community Affairs File

NOV 9 1973

By LARRY GIBBS  
Star Staff Writer

NOV 9 1973

cular concrete area already poured.

+ + +

Completion of a pedestrian plaza separating the Vigo County courthouse and Terre Haute's City Hall will be realized within the very near future, according to Robert L. Payne, executive director of the city's redevelopment department.

The plaza, occupying a former section of Harding Avenue, is the final phase of an overall project that has included opening of the Y traffic interchange at the River bridge and construction of a city-county parking lot for 350 vehicles.

Construction of a huge decorative concrete fountain midway between the courthouse and City Hall should begin within the next two weeks, barring severe weather. The fountain will be situated in a cir-

The fountain will be connected by sidewalks to smaller concrete areas to the north and south around which park benches will be installed. Numerous trees and shrubbery are included in the landscaping plans.

Specifications for the fountain were being finalized Thursday by the Newlin-Johnson Construction Company and Payne said actual construction would begin probably within the next week or two.

The city-county parking lot has been open for several weeks, although many county residents weren't aware of the fact until they visited the courthouse this week to pay fall property tax installments. The

entrance to the lot is located on Cherry Street on the north, but several drivers have complained it is not clearly marked.

+ + +

Vehicles leaving the lot exit onto Ohio Street on the south side of City Hall. Signs clearly marking the entrance are expected to be installed, while the entire lot is included in landscaping plans.

According to Payne, the redevelopment department will now begin to prepare plans for a proposed city-county building to be constructed immediately north of the courthouse. There are varying opinions as to when the building will become a reality, but the general consensus is that such a move is

See CITY-COUNTY  
On Page 9, Column 3

## City-County

Continued From Page 1  
probably several years away.

+ + +

The parking lot area and the proposed site of the city-county building were purchased from the redevelopment department by the city in 1971 during the term of Mayor Leland Larrison.

While the city provided the ground for the parking area, the county approved a \$50,000 revenue sharing expenditure to finance asphaltting of the lot.

Demolition of buildings in the redevelopment area, grading and installation of the concrete fixtures was financed by grants from the Department of Housing and Urban Development.

over





**PROJECT NEARLY COMPLETE**—This view looking west from the courthouse in the circular concrete area shown in front of City Hall will begin within details recent construction in the city-county complex, including a recently-a few weeks. Trees and park benches also will be installed. (Photo by Kadel)  
opened parking lot for 350 vehicles. Construction of a decorative fountain has not yet begun.



## City-County Building Plans Under Study

**City Planning**  
Paperwork which could eventually lead to the formation of a new City of Terre Haute-Vigo County Building Authority to oversee the construction of an additional city-county building is underway at the Terre Haute Department of Redevelopment. Robert L. Payne, executive director of the redevelopment office, estimates the presentation of a resolution to create a city-county authority is about two months away. State statute provides for such an authority, giving it the power to issue revenue sharing bonds, oversee the construction of a building and administer its operation once completed.

Payne stressed that a new city-county building would be an addition to the present complex and would not eliminate any present building. A new structure would help to centralize governmental agencies, Payne said, "now strung all over the city."

A proposal to form a joint authority would have to be approved by the city council, county council and county commissioners before the plan becomes a reality.

The building would be constructed in the redevelopment area commonly referred to as the Community Center Project, where the redevelopment commission has directed other land developments. Payne estimates only one third of the original project site remains to be developed.

Firms locating in the community center area since the department opened bids on the first land offering for private development in October, 1970, include: Public Service Indiana, Tiffin Auto Exchange, Inc., Fair Meadows Shop, Inc. office building; Wabash Federal Savings and Loan and a new bus terminal.

## Youth Injured When Car Falls From Jack

Admitted to the intensive care unit at Union Hospital in serious condition with head injuries suffered when a car slipped off



"MORNIN' JUDGE"

**JAMES WARNER, 73, 3045 N. 13th St. Public intoxication, fined \$35 (suspended) and sentenced to eight days in jail.**

**GUY M. BOSSERMAN, 19, 2443 S. 10th St. Driving under the influence of intoxicating beverages, fined \$128, sentenced to six days in jail and drivers license suspended for 60 days. Minor consuming, fined \$35.**

**JAMES A. DAWSON, 23, RR 2 Box 287A, West Terre Haute. Ran red light, fined \$29.**

**TERRY L. McCLANAHAN, 27, RR 2 Power Rd. Expired safety sticker, fined \$14.**

**ROY G. SNYDER, 42, 1637 N. 12th St. Ran red light, fined \$29.**

**MICHAEL W. ROKICKI, 30, 5721 N. Fruitridge. Expired operators license, fined \$14.**

## Two Officers Reduced By Merit Board

Two Terre Haute Police Department sergeants, both plaintiffs in the current suit against the Terre Haute Police Merit Commission, were notified of reduction in ranks at roll call Tuesday morning.

Sgt. Harold Rogers and Nick Sereno were lowered in rank because of disciplinary action against both during the past year.

The merit commission has sent registered letters to the men officially notifying them of their new ranks and duties.

The rank reductions have nothing to do with the current court action, but are the result of unsatisfactory performance as sergeants, according to a merit commission spokesman.

The suit was filed to prevent the permanent ranks from being assigned. A hearing on

## Marywood Residents File Sewer Suit

The Vigo County Board of County Commissioners and the Marywood Corporation have been named defendants in a complaint for a declaratory judgment filed late Tuesday morning in Vigo Superior Court No. 2 by the law firm of Francis and Brame, in behalf of residents and property owners in Marywood subdivision south of Terre Haute.

The plaintiffs are challenging the county's General Ordinance No. 1, 1969, that mandates them to connect to a private sewer system now being constructed in the subdivision by the Marywood Corporation.

They ask that the court define their rights, duties and obligations under the ordinance; they question the constitutionality of the ordinance itself and the Indiana statute under which it was passed, and ask if they will waive their rights against future annexation by the city of Terre Haute if they refuse to connect to the sewer system.

Listed as plaintiffs were Larry and Alice Winney, John H. and Mary Beth Martinson, Robert D. and Pat Holt, Robert and Ethel Murdock, John and Mary Halderson and Paul and Nancy Eikelman.

Ninety-eight additional property owners and residents of the subdivision seek to join the class action.

The complaint states that "each of the residents and plaintiffs have been notified by the Board of Health through Paul M. Welch, administrative assistant, that a sanitary sewer is under construction and that Gen. Ord. No. 1, 1969, mandates the residents in an area wherever a public combined or sanitary sewer becomes available, that said residents abandon their private sewage disposal systems and make the proper connection to the sanitary sewer."

The notice was sent to residents Nov. 30, 1973. The plaintiffs contend that a private sewer system is being constructed by the owners, Marywood Corporation.

The suit charges that the Vigo County Commissioners through their administrative assistant have threatened each of the plaintiffs and residents with said penalties provided in the ordinance, and that the hookup fee will be \$900 for each residence.

They ask for a declaratory

## MARKET REPORTS

### INDIANAPOLIS LIVESTOCK

INDIANAPOLIS (AP—USDA)—Hogs 3,000: Barrows and gilts weak to 50 cents lower; trade moderately active; 1-2 200-230 lbs. 43.25-43.50; 1-3 200-240 42.75-43.25; 1-3 240-360 lbs. 42.00-42.75; 2-3 250-270 42.00-42.25; 2-4 260-280 40.00-41.50; 3-4 275-300 lbs. 38.50-40.00.

Sows 330-400; steady to 50 cents lower; 400-600 lbs. steady 1-3 330 400; 34.50-35.00; 400-600 35.00-35.25.

Sheep 150; slaughter lambs 50 cents to 1.00 higher; slaughter ewes 1.50 higher; wooled slaughter lambs choice and prime 80-100 lbs. 41.00-42.00; choice 40.00-41.00; slaughter ewes, utility and good 15.50-16.50.

Cattle and calves 600; trade moderately active; all classes steady; slaughter steers, choice, yield grade 2-4 975-1,200 48.00-50.00; mixed good and choice 950-1,200 47.00-48.50; good 45.50-47.50; a few standard and good holsteins 42.00-44.00; slaughter heifers choice, yield grade 2-4 800 47.00-48.00; a few yield grade mostly 4 900 1,000 46.00-46.50; mixed good and choice 46.00-47.00. Cows, utility and commercial; 32.00-34.00 with a few 34.50; cutter 30.00-32.00; canner 27.00-30.00; bulls a few yield grade 1 1,300-1,600 lbs. 43.00.

### INDIANA HOG SUMMARY

INDIANAPOLIS (AP—USDA)—The Indiana Hog Market today at 70 yards and plants: Butchers, demand good; prices mostly 50 cents lower; 1-2 200-230 lbs. 42.00-41.50-42.00; 230-250 lbs. 40.50-41.50-42.00; 230 250 lbs. 40.50-41.50. 250-270 lbs. 29.50-40.50.

Sows steady; 300-600 lbs. 32.00-34.75.

Estimated receipts: 12,500; week ago 12,100; year ago 27,400; week to date 28,800; last week 25,700; last year 24,700.

### CHICAGO PRODUCE

CHICAGO (UPI)—Cheese: Processed loaf 92.75 - 100.50; single daisies 101.50 - 108.00; Swiss blocks 80-100 lb Grade A 108.50-111.00. B 106.50-109.00.

### CHICAGO GRAIN

CHICAGO (UPI) — Wheat was mixed and corn and soybeans irregularly lower at mid-morning today on the Board of Trade.

Prices at 10:35 a.m.: Wheat Mar 5.85 off 5; May 5.64 off 4½; Jly 5.08 up 4. Corn Mar 2.87½ off 1¼; Jly 2.93½ off 1¼; Sep 2.87 unch. Soybeans Jan 6.21 off 1½; Mar 6.26 off 6¼; May 6.31½ off 7¼.

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# Officials Renew City-County Building Plans

Community Affairs File

A meeting of city and county officials before the end of November is expected to reactivate long-proposed plans for a city-county building, according to Mayor William J. Brighton.

The purpose of a city-county building would be to provide a governmental office complex in a central location to alleviate the existing situation with governmental offices scattered all over the city, Mayor Brighton said.

The mayor said he is trying to arrange a meeting with several county commissioners, city council members, representatives from local governmental units and some school board members to discuss the possibility.

The city-county building, proposed in 1965 as part of a community center urban renewal project, may be constructed without any city funds, Mayor Brighton said. He explained the city really does not need extra space like the county does. He said the city still has plenty of available space in City Hall, so he cannot see a need to contribute money.

The city hall will give the land for the project though if the county will construct the building the mayor said. The building has been proposed to be constructed between and slightly north of City Hall and the county courthouse.

The city previously bought the land from the Terre Haute Department of Redevelopment. The proposed building site is being maintained by the City Park and Recreation Department.

Mayor Brighton estimated the building would have to be four to six stories high in order to house all the services.

Harry Brentlinger, president of the county commissioners, agreed the building would have to be built. He said the courthouse is running out of room and many government units are looking for office space.

Brentlinger said though he thought the city also needed the extra office space. He said his last talk with Mayor Brighton about such a building was last year on a trip to New Albany, Evansville and Jeffersonville to study city-county structures.

Among the possible agencies that could locate in the building are the license bureau, the post office, the board of health, area planning department, the Vigo County jail, food stamp office, welfare office and the local housing authority, said Brentlinger.

The commissioner president concluded that if the city-county building were constructed, it would not necessitate the tear-

Continued On Page 2, Col. 7.

## Officials

Continued From Page One.

ing down of either City Hall or the County Courthouse as they would still be needed as they are now.

During a May 29, 1973 press conference, Mayor Brighton indicated that the construction of the city-county building would cost in the range of 2½ to 3 million. The money was to be raised by bond issues that would be retired by the revenue raised from the rent collected from office occupants.

REFERENCE  
DO NOT CIRCULATE

Community Affairs File

Vigo County Public Library



T APR 4 1977

# Feasibility Report Ready For City-County Building

*City Planning (T.H.) - City/County Building Complex*

Architect Dana J. Florestano will present the completed feasibility study of a city-county building to members of the City-County Building Authority Tuesday at 2 p.m.

Vigo County authorized a two-phase feasibility study last year (soil borings and a court facility) when hopes were high for obtaining some federal funding for a court building on land just north of the Courthouse.

The feasibility studies, costing \$40,000, were funded through the county's federal revenue sharing funds. Vigo

County had applied for a \$3.4 million grant for a new court facility but lost out in obtaining any of the \$23 million allocated for Indiana under a Public Works bill.

Florestano and Sharon Baker of the West Central Indiana Economic Development District are investigating all possible sources of federal funding for a city-county building.

Baker said that eligibility for funds in the next Public Works bills now pending in both the U.S. Senate and House is yet to be determined. It is possible that unemployment rates in various areas will again be one of the criteria.

Members of the city-county group that has been discussing and planning toward a city-county building include Terre Haute Mayor William J. Brighton, City Councilman Pete Chalos, County Commissioner Frank Kaperak, County Council President J. Arthur Mann and Vigo Superior Court Judge Harold J. Bitzegaio.

REFERENCE  
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Vigo County Public Library



T MAY 6 1977

Community Affairs File

MAY 6 1977

# City-County Plan To Be Resubmitted

*City Planning (I.H.) - City-Govt Building*

By CAROLYN TOOPS  
Tribune Staff Writer

The city-county building committee decided Thursday to resubmit a plan for a \$3.4 million court facility to the U.S. Department of Commerce's Economic Development Administration and to study a long-range plan for a three-phase government facility to be located just north of the Vigo County Courthouse.

Dana J. Florestano, architect, briefed members of the Terre Haute and Vigo County building committee on prospects of funding for the project that was turned down late last year.

The status of funds through the Public Works program is still uncertain, as Congress has not approved the final appropriation (expected to total about \$4 billion). Florestano estimated Indiana's share this year would be about \$20 million (it was \$23 million in 1976). He urged that the Phase I plan be resubmitted. This includes a two-story building with base-

ment that would be used as a court facility. Phase II is a new jail and phase III an administrative office building.

Vigo County Council president J. Arthue Mann voiced the council's opposition to any kind of bond issue to finance the project, and noted that the council members want a jail incorporated into the new building.

Prospects of federal funding through the EDA appear rather dim at the moment. One of the criteria for obtaining EDA money for public works projects is the unemployment rate, which Florestano noted had improved since last November or December.

Several other methods of financing were listed by Florestano, and included general obligation bonds, private bonds, a cumulative building fund; building authority bonds retired by lease revenue; and establishment of a non-profit holding company similar to the High School Building Corporation.

None of these prospects appealed to those attending — Judge Harold J. Bitzegaio, County Commissioner Frank Kaperak, Mann, City Councilman Pete Chalos and Court Administrator John O'Neal. Judge Bitzegaio had commented earlier Thursday that Vigo County has been "remarkably unsuccessful" in obtaining federal funds.

After more discussion, the committee authorized Florestano to study the feasibility of a \$7.5 million total project including three phases, on 20, 25 and 30 year bases, to determine how a lease-hold arrangement would affect the Vigo County tax rate.

The county's bonding capacity is \$5.2 million, based on two per cent of the \$260,000,000 assessed valuation.

"It all hinges on the county council," Mann noted. His main objection to a bond issue is that, with the frozen tax rate, the county can't provide new equipment, etc. to existing departments.

REFERENCE  
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Community Affairs File

Vigo County Public Library



# Levin Praises Downtown Area

By CAROL THORLTON  
Tribune Staff Writer

"Before I turn the pledges over to the mayor on Tuesday I wanted to thank all of the merchants and property owners in the downtown area for your cooperation and enthusiasm," Sid Levin, president of the Downtown Business Association (DBA), said Friday at the luncheon held for the business men.

The construction for the Downtown Beautification Program could begin in early or late spring of 1975, according to the fund-raising chairman.

Pledges totaling \$200,000 have been received from the merchants and property owners for the modified plan, Levin said. He noted in an interview last week that no local funds will be expended for the project.

Levin said that the group should at least get matching funds from the federal government.

Levin said, "The Community Improvement Bill, signed in

August by President Ford, will enable us to apply for federal matching funds." Applications for these funds will be accepted beginning Dec. 1.

Levin noted that the program started in May, 1973, by Mayor William J. Brighton, when he appointed a blue ribbon committee that studied the downtown area situation. He said that the Mayor had given every type of cooperation needed.

"But, you people are responsible for, with your cooperation, in getting the program on the way," Levin stated.

During the luncheon, the DBA president also thanked several business firms located off Wabash Avenue, but in the downtown area, for their help in the program.

Kenneth Thomas, city councilman, congratulated the merchants and property owners present at the luncheon for their interest and cooperation in the future of the downtown district.

The beautification plan at

Continued On Page 2, Col. 3.



**DOWNTOWN TERRE HAUTE TOPIC**—The Downtown Beautification Program was revealed to merchants and property owners in the downtown area on Friday at a luncheon hosted by Sid Levin, president of the Downtown Business Association. The improvement project includes new walks and curbs, new lighting, island of greenery and shelters from 3rd to 9th Streets. Discussing the program are, from left, Sid Levin, Thomas Finnelly, president of Terre Haute Savings Bank; and Kenneth Thomas, city councilman, who represents the district in which the downtown area is located.

House of Photography Photo.

## Levin Praises

Continued From Page One.

present calls for replacement of walks and curbs wherever necessary from Third Street to Ninth Street on Wabash Avenue; placement of shelters on all street corners in this same area, including two on Sixth and One-Half Street; placement of planter wells in suitable spots on walks, including trees and other greenery and the replacement of light standards by Public Service Indiana.

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Community Affairs File

Vigo County Public Library



# Downtown Beautification Fund Presented to Mayor Brighton

NOV 13 1974

Sid Levin, fund raising chairman for the Downtown Beautification Program, turned over \$200,000 in pledges Tuesday afternoon to Mayor William J. Brighton.

The money will be used to replace or repair sidewalks, build shelters and for the installation of greenery wells. Levin said construction could begin next spring.

He explained that the pledges were transferred to the city to allow the city controller to collect the money. Levin said that many of the pledges could be collected immediately but that others could be obtained only in installments.

The \$200,000 pledged would provide only for a "modified" beautification project plan, said Levin. More advanced improvements can come only in the event federal funds would be available, he added.

The modified plan includes replacement or repair of all Wabash Avenue sidewalks from Third to Ninth Streets. Levin reported an estimate of \$155,000 had been received for the sidewalk work.

A total of 26 shelters also will be built at an estimated cost of \$20,000. The shelters, constructed simply of two supporting poles and a six-by-eight foot top, will be located at all street corners, to afford protection during inclement weather, Levin added.

Lastly, 28 greenery wells, four-by-six feet in size, will be constructed along the new side-

walks. Levin estimated the construction would cost in the neighborhood of \$5,000.

In all, the modified plan will cost approximately \$180,000, not including a \$3,700 bill from Ewing Miller for architectural plans.

A three-phase downtown beautification plan was announced by Brighton in an address to the Downtown Businessmen's Association (DBA) May 1, 1973. In that plan, construction of arcades, extensive landscaping, curbing and a new downtown parking layout was included. The entire estimated cost then was set at \$337,018.

Also included in the plan was erection of new lighting fixtures for which the bill was to be picked up by Public Service Indiana.

At the time the three-phase plan was announced, the possibility of a \$300,000 grant from the Department of Housing and Urban Development was anticipated. However, the idea failed due to federal spending cutbacks. The DBA then decided to solicit its own funds for the modified project with its achieved goal of \$200,000.

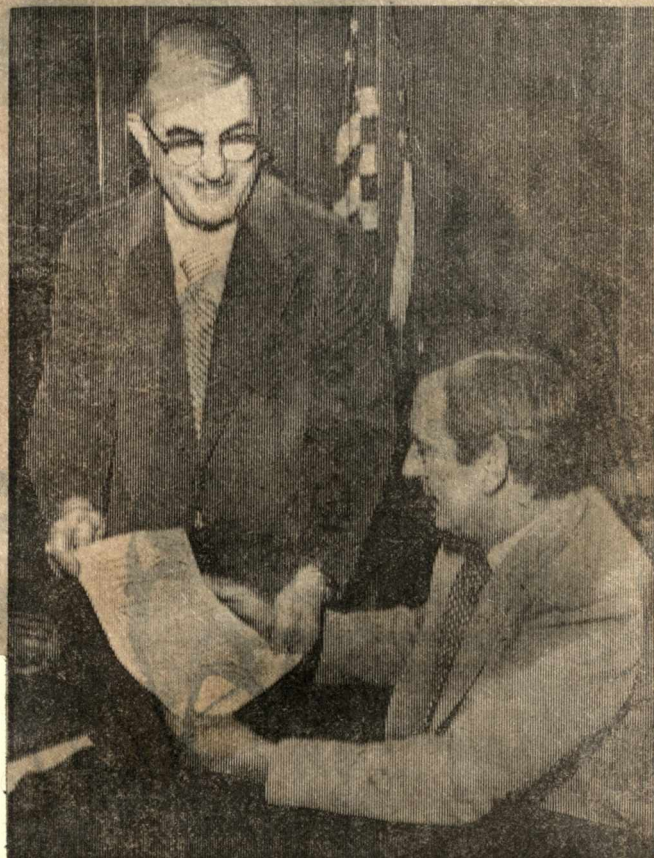
In Tuesday's meeting with Brighton, Levin stressed he was still hopeful that some federal funds could be obtained. He said the DBA is presently planning to apply for matching funds that reportedly will be available in a new community improvement bill signed in August by President Ford.

Brighton said funds possibly could be available from a total of \$5.5 million Terre Haute may receive in the future from HUD. The money is being made possible through the Housing and Community Development Act of 1974.

However, Brighton added the money is supposed to be meant primarily to prohibit the deterioration of certain neighborhoods by stimulating growth and possibly by rebuilding them.

The money would be given to Terre Haute in six yearly installments. In 1975 the city would get \$315,000, \$748,000 in 1976, \$1,160,000 in 1977, 1978 and 1979 and \$1,140,000 in 1980.

Brighton told Levin none of the money in the first or second year would be available for downtown beautification but that possibly some could be granted by the third year, or 1977.



**BEAUTIFICATION PLEDGES**—Sid Levin, Downtown Business Association president and fund-raising chairman of the Downtown Beautification Project, presented pledges totaling \$200,000 for the program to Mayor William J. Brighton on Tuesday. The improvement project includes new walks and curbs, new lighting, greenery islands and shelters from 3rd to 9th Sts. Construction could begin in early or late spring of 1975. Martin Photo.

Community Affairs File

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REFERENCE



# Downtown Project *City Planning, T.A.* Work Begins Soon

T MAR 26 1974

By JAMES MCHARGUE  
Tribune Staff Writer

Construction on actual improvements as part of the Downtown Beautification Project is expected to begin within two months, according to Sid Levin, president of the Downtown Business Association.

Speaking to members of the Rotary Club Tuesday, Levin said he has already received official pledges of \$130,000 and promises of \$20,000 more. The goal, according to Levin, is \$200,000.

"I believe the Downtown Beautification Project (DBP) is financially feasible," said Levin. "And we are fast approaching the goal of \$200,000. Construction could begin within six to eight weeks."

Levin said Robert Payne, director of the Terre Haute Redevelopment Commission, has begun getting estimates on new sidewalks, curbs, etc. Payne and his staff will prepare initial designs for the project, which has been stalled for almost a year.

"This is the hardest job I have ever tackled," Levin told the Rotarians. "Some of the buildings on Wabash are owned by persons from out of town, by trusts or by a multi-person corporation. This makes contacting the right people to get the pledge extremely difficult."

Levin said there are three things he considers essential for the downtown area to progress: 1. The beautification project, 2. Off-street budget parking and the creation of a city parking authority, and 3. The lowering of land assessment.

The president of the DBA pointed out that the parking lot at 7th and Wabash is assessed at \$223,900, while the total land assessment of Meadows Shopping

Center, Southland Shopping Center, K-Mart, Topps, Plaza North and Honey Creek Square is only \$212,000.

"I would say the lowering of assessments is a key thing for downtown to progress," commented Levin. "And unless the assessments are lowered, there is no way anyone can fairly

expect great progress."

Levin said if the merchants fall short of the \$200,000 goal, he will ask the city to make up the difference. "We're paying the highest taxes, the city could do it," said the DBA president.

If there is not enough money to complete the whole project at once, Levin said it will be undertaken in steps.

Levin also said he is proposing the city construct a park between 8th and 9th streets on Wabash. He said the Julius Brittlebank Fund, which totals \$100,000, could be used along with \$200,000 of federal park and recreation funds to pay for the construction of the park.

He said a park in the area would do much to help the scenery around the new Hulman Civic University Center and the downtown area as a whole.

Mayor William J. Brighton, in an interview with The TRIBUNE, said any proposals such as a new park and the possible making up of the difference in beautification pledge fund would have to be studied thoroughly before any action, affirmative or negative, could be taken.

"After a thorough study and feasibility survey," said the mayor, "the City Council would have to give approval before anything could be done. No negotiations can be conducted without council participation."

Brighton pointed out that the city has already committed over almost \$2 million to the improvement and beautification of the central business district.

So far, \$700,000 has been spent on the "Y" project. \$700,000 has been spent on city hall area beautification, demolition, paving, curbs, sidewalks etc., and \$250,000 has been pledged for new stop lights, signalization and other paving projects.

"For the first time in the city's history," said Brighton. "The administration has shown concern for the revitalization of the central business district. We have spearheaded this whole project—from the formation of the Mayor's Blue Ribbon Committee to the paving of streets and other projects."

Brighton added, "For the downtown merchants to say we should make up the difference if they come up short on the pledges is not logical or understanding on their part. No other administration has done anything to even compare with what we've done for the downtown area."

Brighton said he sympathized with the businessmen's assessment problems, but they should take that up with Harrison Township Assessor Ed Stapleton.

One of the highlights of the Rotary meeting was the presentation of a \$500 check from the club to the Goodwill Industries.

Ted Grobb Jr., executive director of the Goodwill, accepted the check and thanked the members of the club for their generous donation.

Goodwill Industries provides employment and training for handicapped persons throughout the Wabash Valley.

Community Affairs File

Vigo County Public Library  
REFERENCE  
DO NOT CIRCULATE



**TIME FOR THE BIG TOP**—Robert Laughrey, center, publicity chairman for the 37th annual Zorah Shrine Circus, and two of his helpers display promotional material for the circus scheduled April 19, 20, and 21 in Hulman Civic University Center. Four regular performances and two special performances have been scheduled. Reserved-seat tickets are available at the Hulman Center box office. General admission tickets may be purchased at the box office, Zorah Shrine Temple or all 1100s Drug Stores. (Photo by Kadel)

There were indications, not confirmed by the American side, that Kissinger may extend his stay to tackle the nuclear arms subject again more thoroughly. His talks with Brezhnev opened Monday.

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Kissinger is also seeking active Soviet cooperation in arranging a troop separation between Israel and Syria in the Golan Heights. The Soviets thus far have been dragging their feet in this matter and even counseled the Syrians to stiffen their demands.

A communique issued by the U.S. Embassy here said Brezhnev and Kissinger paid "special attention" to the Mideast, the European security conference and the East-West talks on troop reductions in central Europe.

Bilateral relations, "in particular in the economic and trade field," also were discussed, the communique said. No reference was made to the negotiations on strategic arms.

Kissinger is due to receive Israeli Defense Minister Moshe

See KISSINGER  
On Page 2, Column 3

THERE'S THE front of the court to pick up. (AP)

## Dean III Admits Request

NEW YORK—Dean III admitted he withheld Nixon a request for Mitchell to lead a grand jury trial of the general.

"Wasn't this you were telling President, all the former V. sel, was asked

"Yes, indeed with emphasis

"But you said the President

John Mitchell the President general about on in New York

There had

money at the spiracy trial former Com. Maurice H. was asked against the jury through sor. Atty. Kleindienst.

Mitchell accused of impropriety and Exchange fraud inquiry of Vesco, in re \$200,000 secret to Nixon's campaign. They conspiracy, a notice and perjury Most of the to a sustained on Dean's creation with course of ination, partially two White House sections of a

# Downtown Beautification Plans Told By Sid Levin

S MAR 27 1974

A summary of progress to date on plans for beautification of central downtown Terre Haute was presented by Sid Levin, president of the Downtown Business Association and member of the Downtown Beautification Committee, at the noon meeting Tuesday of the Rotary Club.

He was optimistic that the current effort to collect \$200,000 in pledges for the project "will be a financial success" and said that he has \$130,000 in pledges at present and another \$30,000 "very likely."

Based his prediction on these figures Levin said he thought the pledges should go to at least \$180,000 and it was his personal opinion that "we'll be able to go forward."

++  
"We may not get going on it this Spring; but we will have an absolute direction on what we're going to do," he declared.

Levin said Robert Payne, head of Urban Redevelopment here, is in the process of getting estimates on the costs of new walks, curbing, greenery, refurbishing Spectator Court and other alleys downtown and installing slant parking.

The speaker proposed that the city of Terre Haute construct a park between Eighth and Ninth streets on Wabash Avenue with the \$100,000 in the Julius Brittle bank Fund and \$200,000 in federal park and recreation funds. Such a project would do much to help the scenery and the area around the new Hulman Civic University Center, he

said, and asked the Rotarians to give their support to this idea.

Progress on any improvement of the downtown area will depend greatly on what is done about some plan for budget off-street parking and the land tax which Levin called "out of reason."

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He said the assessment for property at Seventh Street and Wabash Avenue is "greater than all the shopping centers put together" in the community and that "we can't expect any progress until this is straighten-

ing downtown buildings difficult when the tax is so high. He noted that the plan will include installation of new light standards by Public Service of Indiana.

The program for the luncheon included presentation of a \$500 check by the club to the Goodwill Industries. The check will be used to rewire some of the area recently damaged by fire. The check was accepted by Ted Grob, Jr., executive director of this United Way organization.

## Civil Defense Office Here Serves Both City And County

S MAR 27 1974

By RICHARD C. TUTTLE  
Star Staff Writer

Founded during World War II as a total volunteer organization trained to meet possible war emergencies, the Office of Civil Defense continues active to meet any possible peace-time emergency.

Locally, the Civil Defense office serves both the city and county. The budget is also shared. The federal government provides 50 per cent of the budget, including fringe benefits, according to Gilbert Leonard, director of the office.

There are four full time volunteers involved in the organization, according to

Leonard. Other than the director, employees include Earl Volpert, James Graham and Mrs. Freda H. McCray, secretary. Chief volunteer deputies are Herman Siebenmorgen and Harry Johnson. There have been only four directors, Jim Cline, John K. Lamb, Joe Lowe and Leonard. The first three were volunteers or part-time employees.

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Although highly organized, with all personnel thoroughly trained in his or her particular duty, the mechanics of operation works smoothly, almost simply. Pride in their work as evidenced by good results is the key to the successful operation, according to Leonard in speaking of the volunteers.

Actually, the local office is the central office for several surrounding counties. Contact to these counties is instant, via radio, and operations are established where needed without waste effort and manpower. The office has four divisions: operations, command, communications and support

areas. The facilities are duplicated in City Hall and the emergency operating center at the Vigo County Home on East Maple avenue.

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The emergency center is capable of full operation within itself. Emergency generators will power the entire operation. All necessary government offices could function from the center in case of a major disaster. The center has a capacity of 108 people, including

See CIVIL DEFENSE  
On Page 3, Column 1

## PRICE CONTROLS TO END APRIL 30

WASHINGTON (UPI) — The Senate Banking Committee voted Tuesday to let President Nixon's emergency powers to control wages and prices lapse on April 30.

By a vote of 11-4, the committee decided not to extend the Economic Stabilization Act under which President has been operating for the past 21 months.

## Burial Sites Prepared For Tainted Chickens

MAGEE, Miss. (AP) — Bulldozers ripped deep into a wooded area Tuesday to dig the first of many burial sites for millions of broiler chickens contaminated with a potentially harmful pesticide.

"We don't like to see the chickens killed," said H. F. McCarty, a broiler raiser. "But this will show the people that not one of these birds will ever reach the market."

McCarty was ready to kill and bury 1.6 million of his chickens; he faces the prospect of eventually losing up to 3 million birds. As many as 11 million chickens in the state may have to be destroyed.

++  
Federal inspectors were busy

## AMPI Audit Reveals

S MAR 27 1974

By BROOKS JACKSON

WASHINGTON (AP) — An internal audit shows that Associated Milk Producers Inc. paid at least \$91,000 in corporate money to support Hubert H.

and a parade. Federal law requires corporate contributions to campaigns of the

## THE WEATHER

Jim Crow says: Theoretically, it's impossible, but actually it's quite easy to put one's self on the back.

Forecast by the National Weather





# Project Funds

NOV 13 1974

## Given To City

City Planning (T.H.)

By DOUG SANDHAGE  
Star Staff Writer

Pledges totaling approximately \$200,000 earmarked for the downtown beautification project were presented Tuesday afternoon to Terre Haute Mayor William J. Brighton by Sid Levin, fund raising chairman for the project.

In transferring the pledges, Levin reported construction could begin in early or late spring of 1975. Scheduled improvements call for the replacement or repair of sidewalks, the building of shelters and the installation of greenery wells.

The pledges were transferred to the city for the purpose of having the city controller collect the money. Levin explained that many of the pledges could be collected immediately but that others could be obtained only in installments.

+ + +

The \$200,000 pledged would provide only for a "modified" beautification project plan, said Levin. More advanced improvements can come only in the event federal funds would be available, he added.

The modified plan includes replacement or repair of all Wabash Avenue sidewalks from Third to Ninth Streets. Levin reported an estimate of \$155,000 had been received for the sidewalk work.

A total of 26 shelters also will be built at an estimated cost of \$20,000. The shelters, constructed simply of two supporting poles and a six-by-eight foot top, will be located at all street corners, to afford protection during inclement weather. Levin added,

Lastly, 28 greenery wells, four-by-six-feet in size, will be constructed along the new sidewalks. Levin estimated the construction would cost in the neighborhood of \$5,000.

+ + +

In all, the modified plan will cost approximately \$180,000, not including a \$3,700 bill from Ewing Miller for architectural plans.

A three-phase downtown beautification plan was announced by Brighton in an address to the Downtown Businessmen's Association (DBA) May 1, 1973. In that plan, construction of arcades, extensive landscaping, curbing and a new downtown parking layout was included. The entire estimated cost then was set at \$337,018.

Also included in the plan was erection of new lighting fixtures for which the bill was to be picked up by Public Service Indiana.

At the time the three-phase

See DOWNTOWN

On Page 5, Column 2

NOV 13 1974  
Downtown

Continued From Page 1

plan was announced, the possibility of a \$300,000 grant from the Department of Housing and Urban Development was anticipated. However, the idea failed due to federal spending cutbacks. The DBA then decided to solicit its own funds for the modified project with its achieved goal of \$200,000.

+ + +

In Tuesday's meeting with Brighton, Levin stressed he was still hopeful that some federal funds could be obtained. He said the DBA is presently planning to apply for matching funds that reportedly will be available in a new community improvement bill signed in August by President Ford.

Brighton said funds possibly could be available from a total of \$5.5 million Terre Haute may receive in the future from HUD. The money is being made possible through the Housing and Community Development Act of 1974.

However, Brighton added the money is supposed to be meant primarily to prohibit the deterioration of certain neighborhoods by stimulating growth and possibly by rebuilding them.

The money would be given to Terre Haute in six yearly installments. In 1975 the city would get \$315,000, \$748,000 in 1976, \$1,160,000 in 1977, 1978 and 1979 and \$1,140,000 in 1980.

Brighton told Levin none of the money in the first or second year would be available for downtown beautification but that possibly some could be granted by the third year, or 1977.

Community Affairs File

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# Construction Date For Downtown Set

By CAROL THORLTON  
Tribune Staff Writer

Construction for the Downtown Terre Haute Beautification Program could begin in early or late spring of 1975. Sid Levin, president of the Downtown Businessmen's Association (DBA), said on Friday morning.

Levin noted that \$157,000 worth of pledges have been received from property owners

and merchants in the downtown area.

He added that the balance of the pledges, which will total between \$185,000 and \$200,000, will make possible the start of the modified plan.

Levin emphasized that no local tax money will be used for the project.

"The beautification program is not costing the citizens a dime," Levin said. "The mer-

chants and the property owners in the downtown area are putting up the money and we should at least get matching funds from the federal government. No local funds will be expended for the project."

"The Community Improvement Bill, signed in August by President Ford will enable us to apply for federal matching funds which will help us to start on Phase II," the DBA president said.

Mayor William J. Brighton announced the start of the program in May, 1973, and appointed a blue-ribbon committee that studied the downtown area situation.

"The mayor has given me every type of co-operation needed," Levin noted. "He has sent representatives to Indianapolis to verify and check on the community-development program."

"I suggested to him that we get going and get on the ground floor, in case there was a priority on the federal funds," Levin stated.

"Mayor Brighton said the soonest that applications will be accepted on the program by the federal government is Dec. 1 of this year.

"I would like to thank all of those interested property owners who not only cooperated and signed pledges but also

Continued On Page 5, Col. 6.

## Downtown

Continued From Page One.

showed enthusiasm and optimism in getting the job done," he remarked.

"Many people from industry that come into the city look over the central-business district. How the central-business goes, so goes the community."

The modified program of improvement with a minimum of \$200,000 will include new walks and curbs where needed, new lighting, islands of greenery and shelters from 3rd to 9th Sts. on Wabash.

Estimated cost of the walks and curbs is \$155,000; the 26 shelters on all street corners to aid citizens during inclement weather, at an estimated cost of \$20,000; 28 planter wells, four per block, with planted trees, \$5,000.

The program will also include the replacement of light standards by Public Service and the installation of ramps on all street corners of Wabash including 6½ St.

"DBA is very pleased that the city paved Spectator Court at 6½ Street and the alley between Ohio and Wabash from 6th to 7th," Levin commented.

He added that the people who made pledges will be called to a special meeting so the proposed program can be presented to them.

After the meeting, the mayor will call a press conference, at which time the pledges will be turned over to him for execution of the Beautification Program.

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# Downtown Is The Place To Do Business: Levin

*City Planning (T.H.)*

8 JAN 26 1975

Downtown is the place to do business!

Downtown is going down the drain!

The opposite points of view were voiced by Sid Levin, chairman of the Downtown Business Association in a discussion before the Noon Optimist Club

Friday at the University Conference Center.

"Downtown has a population of 4,000 employees working in stores, offices, health service centers, financial institutions, service firms, and light industry," Levin remarked. "Add to this more than 10,000 students at ISU, and you have a community larger than Brazil and Clinton combined."

"Downtown Terre Haute is the nerve center of Terre Haute and will always be vital," he continued.

+ + +

Levin outlined the three negative aspects of the downtown area which are receiving attention of business men: (1) Lack of enforcement of building codes downtown, with the result of sidewalks being in poor condition, and buildings in need of repair; (2) Need of a parking authority for downtown. This would allow the city, through the authority, to acquire property for off-street parking, and retire bonds with income from metered parking lots; and (3) Fair taxation for downtown property. He cited the Wolf building which demands a high rental because of extremely high taxes.

Another example of unequal taxes is the difference between the downtown parking lot at 7th and Wabash Ave., assessed at \$228,900; while parking lots for all shopping centers, 70 times as large, are assessed at only \$212,000.

"In 1973, we started a downtown beautification program to be financed with a levy of \$75 per front foot of downtown property," Levin explained. "The funds raised would be matched with federal money, but President Nixon froze the federal

funds, and the project was dropped."

+ + +

Levin took over the program, and has received pledges of almost \$200,000. Mayor William Brighton, assuring the businessmen of city cooperation, explains the lack of financial aid by pointing to the extensive park improvement around the City Hall and Court House as the city's share, more than \$200,000. Brighton has since assured Levin some funds from a community development program designed to bring \$5.5 million into the city in the next six years.

Plans for downtown improve-

ment now include new sidewalks, curbs, ramps and lighting standards. Four wells of greenery are to be installed in each block, in the sidewalk area. Decorative weather shelters are planned for all corners. The program is expected to start in the spring.

Most downtown businessmen have confidence in the area, and such confidence will grow and spread over the community as improvements are completed, according to Levin.

Community Affairs File

Vigo County Public Library

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City Planning (TH)

Beautification  
Of Downtown  
Area Reviewed  
Community Affairs File

Promised donations for the Terre Haute Downtown Beautification Project will make the total of cash available by next year \$200,000, according to Sid Levin, chairman of the project.

Three additional cash donations for the project are to be forthcoming this week to bring the total of cash to \$70,000, Levin said.

With the cash balance at \$70,000, several corporations have promised to donate, which will make the total \$165,000 according to Levin.

Levin pointed out about \$35,000 in unpaid pledges are expected to be turned in this year and next, also.

The funds are being turned over to Mayor William J. Brighton and the City Engineer's office is to draw up final plans for the project.

The plans will be presented at a meeting of the contributors for their final approval.

After this approval, the city will advertise for bids on the project.

Preliminary plans include new lighting, islands of greenery, new walks and curbs where people have contributed and where necessary, ramps for the handicapped and shelters, Levin said.

Wigo County Public Library

Community Affairs File

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S SEP 27 1975  
**Downtown Beautification**  
Community Affairs File SEP 27 1975  
**Project Gets Boost**  
*City Planning (H)*

By Friday, some 40 downtown merchants chipped in over \$70,000 for a downtown beautification project with a corporation adding a bonus of \$45,000. slowed progress of the project until now goals are roughly half of a proposed budget of \$337,000 announced in April 1973.

+ + +

Sid Levin, president of Downtown Business Association, calculates around \$50,000 more in outstanding pledges could be collected by 1976 for the project including colonial-style lighting, shelters, landscaping, new sidewalks and greenery.

Public Service Indiana will likely begin installation of lights in early 1976, with the \$73,500 raised among merchants enough to cover costs of two-thirds of new sidewalks.

+ + +

Wabash Avenue, cut back to one lane in both directions from Third to Ninth Street, will curve around half-block rest areas jutting out into the road.

The rest areas and greenery sections will alternate on the north and south sides of Wabash.

"Citizens will become enthused at the 'new look' Levin believes. He noted downtown which covers five per cent of the Terre Haute area pays 20 per cent of the city's property taxes.

"Things started off with a bang," Levin recalls of efforts begun in May 1972. Impounding of federal money, however,

Merchants will hammer out a final plan detailing cost estimates and exact location of rest areas during a later meeting.

Levin set a target date of late 1976 or early 1977 for completion of improvements. Bids for construction likely will be accepted in January 1976.

Merchants had a few days to spare before the Oct. 1 deadline set by a grass roots organization, the 500 Cherry Street Corporation, in order to obtain the extra \$45,400. Four other corporations will combine to donate another \$45,000. Levin began solicitations in October 1972.

Community Affairs File

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Community Affairs File

## Optimists Hear Levin

# Downtown Projects Outlined

Jan 24 1975

Community Affairs File

City Planning (T.H.)

By COLLEEN BLACKETER  
Tribune Staff Writer

Asking for the aid of every citizen in support of downtown Terre Haute projects, Sid Levin explained to the Noon Optimist Club Thursday the problems and proposals of the Downtown Business Association.

Levin was the speaker at the weekly luncheon meeting of the Noon Optimist Club in the Pine Room of the Indiana State University Conference Center.

"The downtown merchants have faith and confidence that Wabash Ave. still is the place to do business in Terre Haute," Levin emphasized at the beginning of his talk.

"Some say it's going down the drain," Levin added.

To counter those views, Levin pointed out the downtown population included 4,000 employees

and 10,000 Indiana State University students. The 11,000 total for the downtown area is more than the combined population of Brazil and Clinton, Levin said.

"Downtown Terre Haute is the nerve center of the city and always will be vital," Levin stated.

According to Levin, business downtown is good even though everyone is experiencing a slight slump now.

Because of the many shopping centers in Terre Haute, downtown merchants have to promote their businesses more, Levin said. He pointed out that the public benefits from this, though, because the merchants are forced to be more competitive and more selective.

"The volumes are greater than ever downtown despite the shopping centers in the city," Levin said.

Levin listed the variety of services downtown as one of the reasons for the increased sales volume. He pointed out that downtown has three major department stores and many jewelry and shoe stores.

Two great additions to the downtown area have been The Hulman Civic University Center on the east end and the "Y" at the City Hall and the County Courthouse on the west end, according to Levin. Levin added that these don't directly improve business, but the indirect results are beneficial to the downtown area.

New traffic signals and the co-ordination of signals on Cherry and Ohio streets is another improvement for the downtown area, Levin said. He said he felt a mistake was made with the posting of no left turn on Wabash Avenue from the south-

bound lane of 3rd Street, though. Levin pointed out that the bypass inconveniences many downtown shoppers.

Levin explained three major negative aspects of the downtown area the Downtown Business Association hopes to improve.

First, Levin said the city administrations for the past 50 years have not been enforcing building codes downtown. Because of this, the sidewalks have deteriorated and some buildings are in the need of repair, according to Levin.

Levin also said a parking authority needs to be created downtown. A parking authority would buy up lots to provide off-street parking for downtown shoppers at a metered rate of three hours for 25 cents, Levin said. The income from the meters would go to pay off a bond used to purchase the prop-

erty, Levin added. The cooperation and approval of the Terre Haute City Council is needed for this project, he said. He stated such a project is "in the not too distant future."

A third negative aspect of the downtown area is the "high and inequitable taxes," according to Levin. Levin explained the downtown merchants' problem by pointing out the trouble with filling the vacant Wolfe Building just east of Haag Drug Store. Levin said it is a "beautiful building but the rent has to be so high to cover taxes a renter can't be found."

Another example Levin gave on the tax problem was with the parking lot at 7th St. and Wabash Ave. The assessed evaluation on that lot is \$228,900, Levin said. The parking lots of all the shopping centers in the city, which are 70 times as

large as the lot at 7th St. and Wabash Ave. have a total assessed evaluation of \$212,000.

Growth can't be expected at this rate, Levin said. A Fair Share Tax Association for Downtown Terre Haute is being organized now for the purpose of reducing downtown taxes, according to Levin.

Levin had two suggested additions for the downtown area.

The first addition was a park at 9th Street and Wabash Avenue. He explained the park as an "oasis" with benches, walks and a fountain. He said it only needed to be a fourth of a block but "would look nice and is needed."

His second suggestion for the downtown area is for a place for large gatherings. He said a place where large gatherings can meet for catered meals is

Continued On Page 2, Col. 4.

VIGO COUNTY PUBLIC LIBRARY  
ONE LIBRARY SQUARE  
TERRE HAUTE, INDIANA 47807





**EXPLAINS PROBLEMS AND PROPOSALS**—Sid Levin, president of the Downtown Business Association, left, and Norman Williams, president of the Noon Optimist Club, right, discuss the problems and proposals for the downtown business district as Levin explained them to the Noon Optimists Thursday.

**T JAN 24 1975** House of Photography Photo.



# Downtown

8 JAN 24 1975

Continued From Page One.

necessary. He explained the Terre Haute House and the old Hotel Deming, now the Indiana State University Conference Center, used to provide this service.

Levin explained briefly the beautification program for the downtown area. Levin said the program started in May of 1973 was "oaved with good intentions and also disappointment and poor following."

Levin explained the original plan called for a voluntary assessment of \$75 per foot of downtown frontage which would bring in about \$300,000. Matching funds from the federal government were to be available also. Thamm matching funds were frozen by President Nixon and the program died out, according to Levin.

Levin said after he took over the program in fall of 1973, he started getting signed pledges from the merchants with the total now reaching \$200,000. He said a community development program which will bring \$5.5 million into Terre Haute over the next six years may provide matching funds for the project. He said Mayor William J. Brighton has promised to get the money out of the 1977 allotment.

As planned now, the downtown beautification program includes new walks, curbs, ramps and lamp posts. Four wells of greenery are to be installed on each block with two on the south side and two on the north side. These greenery wells are to be installed in the walks from 3rd to 9th streets. Decorative weather shelters for all corners are planned.

Levin said "each citizen should take an interest in the downtown area because as the central business section goes, so goes the whole city."

"Let's have a better downtown and a better city," Levin concluded.



# Brighton Pushing Downtown Project

T FEB 27 1975

City Planning, T.H.

T FEB 27 1975

By COLLEEN BLACKETER  
Tribune Staff Writer

Mayor William J. Brighton said the signal for the downtown beautification project is "go" as soon as an appropriate amount of the money pledged is received in the City Controller's office.

Mayor Brighton and Sid Levin, president of the Downtown Business Association, announced the latest development in the beautification project in a press conference Thursday morning at City Hall.

Mayor Brighton said a great deal of confusion has been created over the project and said the purpose of the press conference was clarification of that matter.

The mayor said he felt responsible for part of that confusion because of his suggestion the project be delayed until possible federal funds could be utilized for it. He said now the decision has been made to go ahead with the money pledged and add the funding from federal money if it is received at a later date.

Part of the \$202,000 pledged for the project by property

owners is needed by the city controller before the project can proceed, the mayor pointed out. He urged those who made the pledges to submit that money as soon as possible.

The money is necessary for the engineering and letting of bids for the project.

Sid Levin said a little over \$21,000 of the promised money has been submitted but said at least \$70,000 is needed before the project can be started. With the \$70,000 as a basis, the balance can be borrowed, he said.

Levin said the pledges were for over a two-year span but said he felt close to \$150,000 of the total could be collected by the end of the year.

The downtown beautification project plan includes new lighting, corner shelters, new sidewalks and curbs and greenery.

"I want to thank the mayor for the leadership and cooperation he gave to get this job done," Levin said. "I want to thank the public too, including all the property owners who pledged money."

The pledges for the project came on a set dollar basis according to the amount of property owned downtown.

Levin pointed out an effort similar to the Terre Haute beautification project failed in Bloomington — with the goal there set at only \$50,000.

Levin said he realized the economic press in the country now but added he felt all the pledges were made in sincerity and that all the pledges would be actually received.

He said he also would send letters to the property owners who made the pledges requesting them to submit the pledged amounts as soon as possible so the project could be started.

Mayor Brighton said the project would be started as soon as the funds and the weather permitted. He predicted the completion for the fall of 1975.

Federal funds for downtown beautification may be available in about three years, the mayor said. He pointed out the city has applied for community development money that would bring \$5½ million into the city in the next six years. He said in the third year of the program as much as a half million dollars may be available for more downtown work.

Levin said the beautification project, started in the May of 1973, has had a terrific amount of public interest. He said the completion of the project would be a "great step toward progress in downtown Terre Haute."

Community Affairs File

Vigo County Public Library

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8 DEC 3 1975  
**Downtown Plans**  
Community Affairs File  
**On Move: Levin**  
City Planning (J.H.)

Rejuvenation of downtown Terre Haute is moving ahead and tangible results will be seen soon. Terre Haute Exchangeites were told Tuesday by Sid Levin, president of Downtown Business Association.

Levin, operator of Corner Furniture with his brother Milton, was the guest speaker at the club's weekly luncheon meeting in the Pine Room of Indiana State University Conference Center. He was presented by December program committee member William Johnson.

At the same meeting Gene Perry reported on plans for the club's major annual social the Ladies Night. This will be held Jan. 10. Plans also were announced for a luncheon to be held at St. Mary-of-the-Woods college Dec. 16, at which time a Freedom Shrine display of reproductions of historic documents will be dedicated.

**'Always Vital Part'**

The guest speaker Tuesday declared "The downtown always will be a vital part of Terre Haute," and added that "for a good, balanced city you need shopping centers and also a central business district."

The downtown area, he continued, comprises the city's nerve center of businesses and financial institutions as well as mercantile stores, and 85 per cent of the employees there are from such businesses rather than the stores.

When he assumed the presidency of the DBA, Levin said, he decided that the three key points were beautification, a realistic tax base, and adequate parking.

For the third point, he urged the creation of a parking authority which could finance or take over parking sites by bond issues to be paid off from parking meter receipts, the meters to allow 4-hour parking and accept nickels or tokens issued by merchants for park-and-shop free parking.

Mayor William Brighton, he said, has expressed himself in favor of a parking authority.

**History Of Plans**

He traced the history of the downtown beautification plan since 1973, when the task of obtaining pledges never was fully completed and federal matching funds were frozen.

Later the goal was reset at \$200,000 and this amount was reached. Now new sidewalks will be constructed, with ramps at corners for the infirm and those in wheelchairs, rerouting of traffic along Wabash Avenue and the planting of shrubbery.

"We feel this will contribute some impetus for the improvement of downtown Terre Haute," he said, "and the public will want further improvement."

As to the point of "realistic" tax valuation, he declared downtown land is assessed at 90 times the rate for the shopping centers, and said to remedy this he and others have formed a "Fair Share Tax Association" to seek adjustment. In addition, he personally has brought a suit for readjustment and this case soon will be heard.

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Beautification

Community Affairs File

*City Planning (Terre Haute)*

ts JUL 25 1976

# Downtown Project Plans Advance

By COLLEEN SIMS  
Tribune Staff Writer

Construction could begin on a major portion of the downtown beautification project by the end of August, according to Terre Haute Engineer City Rudy Sanders.

Sanders reported this week that his department is completing final plans for the project. He said he hopes a street and curb phase of the project can be advertised for bids the first week of August.

Allowing 10 days for the advertising of bids and then the awarding of the project, Sanders said the project may be underway by the latter part of the month.

The street and curb phase of the beautification project will be funded

mostly with city money with some of the money pledged from downtown businesses used also.

The total downtown project calls for a meandering street from Third to Ninth streets and new sidewalks with greenery areas and shelters. New decorative street lights have been installed in the downtown area already.

Sanders said the street project will amount to digging down from the street level now about one foot to make the streets lower than the curbs. He explained that on some of the street corners, the street surface runs over the sidewalk curbs.

With the replacement of the street, Wabash Avenue will be designed to meander in each block, with islands of greenery alternating on the south and north sides of the street. The greenery will not probably be installed until the last phase of the project, though, Sanders reported.

Sanders explained the new sidewalk and greenery installation will most like-

ly be delayed until new traffic signals are installed in the downtown area. Funding for a signalization project on Wabash Avenue is being withheld currently by the state pending the renovation of the downtown area.

Sanders said the state is holding up the funding until specific schedules on the beautification project can be determined so that no tie-ups between the signalization crews and the beautification crews will result.

The signalization is to be funded 70 per cent with federal money and 30 per cent with local money.

The sidewalks will not be installed until after the traffic signals are all in place, to eliminate any possibility of having to tear out any new sidewalks for placement of the signals, according to Sanders.

Sanders said the next steps will be the new sidewalks, shelters and greenery.

Sidney Levin, president of the Downtown Business Association and a major promoter of the beautification project

downtown, reported nearly \$80,000 of a pledged \$165,000 to \$185,000 from downtown businesses has been collected for the project. The rest is to be collected when the major parts of the project are ready to be started.

The city is expected to pay for part of the beautification project, with most of the funding for the soon-to-be-advertised street and curb phase from the city.

The city is also paying the increased charge for the new decorative sodium vapor lights installed on downtown Wabash Avenue last fall. Public Service Indiana purchased the lights and paid for the installation, but the lights are leased at a set rate to the city. The rate for the new lights is considerably higher than the previous rate.

Levin, who has worked with Terre Haute Mayor William Brighton on the project since 1973, has said the faith of the merchants in the downtown business district and their optimism about its future is exemplified by them pledging their money to improve the area.

Community Affairs File

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# Lighting Installation For Downtown Beautification Is Well Underway

*City Planning T.H. Community Affairs The*

By BEAINE AKERS  
Star Staff Writer

Installation of new light poles along Seventh Street, between Ohio and Cherry Streets, is "well underway," according to Mayor William J. Brighton, who Thursday gave an update report on the city's downtown beautification project.

Mayor Brighton said current work being completed under phase four of the overall scheme is to include installation of street lights along Wabash Avenue from U.S. 41 to Ninth Street.

"This is another step in a six-phase program for downtown revitalization and beautification. The first step of the project was the construction of the "Y" on the west side of the city. That included not only

the construction of the "Y" itself, but demolition of condemned buildings and general beautification of that area," said Brighton.

The second step of the project was the negotiations with the federal government so Terre Haute could obtain Wabash Avenue from Third to Tenth streets as a city street in exchange for Cherry and Ohio street, as state property from Tenth Street west to the Wabash River.

A third step was the installation and resignalization of new stop lights on Cherry and Ohio streets, which now makes possible a more efficient flow of traffic in downtown Terre Haute.

"We are looking forward to the next stage which is the letting of bids for new sidewalks, curbs, shelters, and new plans for greenery for landscaping," noted the mayor.

"Terre Haute has designed a plan for the downtown area to give it a mini-park atmosphere including trees, shrubs, grass and benches where weary shoppers can rest," he added.

The sixth phase of the beautification project is to be acquisition of additional federal funds which are to be available in 1977 for additional community development in the downtown area.

"Private pledges have amounted to \$200,000 for the project. In addition to that, Terre Haute is responsible for close to \$1.5 million for the Downtown Beautification Program and the city will be spending over \$60,000 annually for electric current to illuminate the new fixtures now being installed," Brighton said.

"Although this is a substantial amount of money, the administration feels that the

area of the city which is taxed the heaviest deserves some attention after literally years and years of neglect," emphasized the mayor.

"We are proud to point out that Terre Haute is once again a

leader among Hoosier cities. We are revitalizing and beautifying our downtown shopping area while other cities are just now getting the idea," he concluded.

Community Affairs File

Vigo County Public Library

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# Downtown Beautification Project Funds Have Now Been Secured

By J. BLAINE AKERS  
Star Staff Writer

"Everything comes if a man will only wait."

This age old adage can be applied to modern day time and more specifically to Terre Haute's downtown beautification project which, after four years of ups and downs, has finally "come."

Wednesday, Mayor William J. Brighton announced funds have been secured for downtown improvements. Those funds are in the form of a \$200,000 donation by downtown merchants and another \$250,000 in Community Development funds allocated by the U.S. Department of Housing and Urban Development (HUD).

Community Affairs File  
Terre Haute became eligible for Community Development funding about two years ago after the local Department of Redevelopment, headed by Robert L. Payne, applied for and was successful in qualifying the city for federal funds totaling \$6 million. The federal funds are to be allocated in block grants through 1979.

Brighton said, "We asked HUD, through the Department of Redevelopment, to permit us to use those funds for this project that were primarily committed for sidewalks and curbs. At the time our entitlement comes next year, we will revert those funds back to that program. Our entitlement next year is \$1.1 million and what we are doing, in essence, is getting the downtown project done a year before we would have normally been able to do so."

The mayor's formentioned statement, however, tends to be misleading since the beautification project has been off and on the drawing board since 1972 and the original target date for project completion was 1974. In 1973, funds to help finance the downtown plan were "frozen" by the federal government and, as a result, the project was all but scrapped. Brighton possibly meant the project could get underway immediately without having to wait an additional year for the Community Development funds.

Brighton said, "After four years of struggling and trying to find the money to complete the downtown beautification project, we finally have the funds for it. It was decided yesterday (Tuesday) among the members of the committee appointed for the project that specifications would be refined and we will advertise for construction of the project in early December, anticipating work will begin, dependent on the weather, next spring."

Project plans call for new sidewalks from Ninth Street to Third Street, complete removal of the hard surface on Wabash Avenue and replacement of the surface to be designed in a meandering pattern, reduction from four lanes to two lanes of traffic in the central business district, construction of shelters at intersections, and planting of greenery throughout the avenue.

Also, major repairs on all sewer inlets are proposed.

Brighton added, "The project would not have been permitted had it not been for the monies committed by the downtown merchants themselves. For this I want to commend Sid Levin and the other members of the committee who worked so diligently to get the merchants to commit to this project."

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# Mayor Says

Community Affairs File

## Downtown

## Will Move

City Planning (T.H.)

DEC 30 1976  
There will be no changes in the downtown beautification project, according to Mayor William Brighton in a news conference Wednesday follow-

See Story Page 1.

ing the announcement of the closing of the Root Store downtown.

"When completed, the downtown business district will be attractive to outside business," Brighton said.

According to the mayor, one of the major problems facing downtown in attracting new business is the fact there are few areas large enough to discuss building in the area with large department store chains.

"Perhaps with this closing and a couple of other things I am aware of happening in the downtown area, there will be available space that will entice a large department store to locate here," Mayor Brighton remarked.

Brighton said that he had discussed locating here with officials of a large chain store within the last two years. These officials had expressed some interest in locating in Terre Haute, but there wasn't enough space to locate the kind of store they wanted.

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# Downtown Plans Progress

DEC 3 1975  
The downtown beautification project is progressing and visible results will be evident soon, according to Sid Levin, a spokesman for the Downtown Business Association.

Levin was the guest speaker at the Terre Haute Exchange Club weekly luncheon Tuesday in the Pine Room of the Indiana State University Conference Center.

Levin, who is the co-owner of Corner Furniture with his brother Milton, said the beautification project of the downtown Business Association will hopefully prove as an "impetus for the improvement of downtown Terre Haute" with the public wanting further improvements after the initial project is completed.

The project now involves the construction of new sidewalks with corner ramps, installation of new lighting, rerouting of traffic along Wabash Avenue and the planting of shrubbery.

The project was originally started in 1973 but the pledges for the funding of the project were never completely collected and federal matching funds were frozen, according to Levin. The goal was reset later at \$200,000 and the amount was recently reached, Levin said.

"The downtown always will be a vital part of Terre Haute," he said. "For a good, balanced city you need shopping centers and also a central business district."

Levin continued that the downtown area comprises the city's nerve center of businesses and financial institutions as well as mercantile stores. According to Levin, 85 per cent of the downtown employees are from business other than stores.

Levin when he assumed the presidency of the Downtown Business Association previously, he established three key points for the development

City Planning, T. H.  
of the downtown beautification, a realistic tax base and adequate parking.

Levin reported Tuesday the beautification program as well on its way.

For the realistic tax base, Levin said he and other downtown businessmen have formed the Fair Share Tax Association and are seeking readjustment of taxes to be equitable to the tax rates of shopping centers. Levin said downtown land is assessed at 90 times the rate for shopping centers. A legal suit has been filed by the association members for the tax readjustment.

For the third point, Levin said he has urged a downtown parking authority which could finance or take over parking sites with bond issues to be paid off by parking meter receipts. Levin explained the meters would allow four-hour parking and would accept either nickels or tokens issued by merchants for free parking. He added that Mayor William J. Brighton has expressed interest in this system.

Plans for the Exchange Club's annual social, the Ladies' Night, were announced at the meeting also.

The social is to be Jan. 10. Plans were announced also for a luncheon at St. Mary-of-the-Woods College Dec. 16 at which a Freedom Shrine display of reproductions of historic documents will be dedicated.

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# DBA Recognizes Those Who Aided Lighting Program

By COLLEEN SIMS  
Tribune Staff Writer

Several city officials and officials of Public Service Indiana were honored by the Downtown Business Association Friday morning.

The DBA board of directors held a special breakfast meeting at the Howard Johnson Motel Friday to thank both Terre Haute and Public Service Indiana officials for their parts in the recent installation of new decorative street lights along the downtown portion of Wabash Avenue.

Representatives from the city, including Mayor William J. Brighton, city council members and members of the Board of Public Works and Safety, were presented a plaque by the association's president, Sid Levin, for their cooperation with the DBA on the project.

The city agreed to pay an increased monthly rate charged for the new lights. According to Board of Works member and City Engineer Rudy Sanders, the increase was from \$14 a month to about \$28 a month per fixture.

Levin complimented Public Service Indiana for its work on the project. PSI designed the new lighting system for the downtown area and contracted out the installation work. Levin commented the installation crews avoided blocking the downtown traffic and were clean in their installation work.

The installation of the lights was the first step in a major downtown renovation project. The DBA has raised \$200,000 in pledges for the project, of which \$80,000 has already been collected. Levin indicated the balance of the pledges will be called in as soon as the rest of the project gets underway.

The next step to the project will be new sidewalks for many of the storefronts. Levin reported work on the walks will be started as soon as the final plan for the whole project, which will include shelters and mini-parks (islands of greenery

with trees, shrubs and grass and park benches) along a meandering street, are completed by the City Engineer's Office. When the final plans are drawn up, the work can be advertised for bids by contractors.

City Engineer Sanders indicated the plans could be completed in about two weeks.

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# Merchant Makes Downtown Suggestions

By GLADYS SELTZER  
Star Staff Writer

Several suggestions for downtown improvement have been offered by Arthur Justin, president of Silverstein Brothers Inc., in a recent letter to the editor of The Star.

The writer proposes opening Wabash Avenue to traffic from the west over the Wabash River Bridge, a route which formerly brought Illinois residents directly into downtown from Marshall, Dennison, Martinsville, Casey, Greenup and adjacent farm areas.

Justin also suggests the permitting of a left turn, at present prohibited, onto Wabash Avenue from U.S. Highway 41 (North Third Street). He pointed out this traffic includes those who come from many communities northwest of Terre Haute locally and in Illinois, such as Paris, Chrisman, Ridge Farm, Kansas and Charleston. Justin called this intersection the "visual and natural entrance to the downtown."

He also asks Indiana State University to reconsider the feasibility of closing Sixth Street and notes it and Seventh Street carry auto traffic the entire north-south length of the city directly into the heart of the downtown.

In reference to this point, The Star asked Dr. B. K. Barton, director of the Center for Urban Regional Studies at Indiana State University, about progress of the feasibility study he is directing in regard to Sixth Street traffic.

He said three different sets of data have been gathered and the center is in process of analyzing the information which includes some 125,000 to 130,000 time-lapse photographs of traffic taken at three different locations.

The center also made an analysis of student and staff population at the university and their traffic movements to and from the campus. The third facet was a survey by cards handed to every driver of a vehicle passing Sixth and Chestnut Streets as to the vehicle's trip and destination. The cards were to be filled out and returned to the center.

"We're not trying to create new problems," Dr. Barton emphasized. "Before any closing of Sixth Street would be done, we'd have to be sure all the problems are solved and where traffic can go in accordance with where people want it to go. Return to date of the cards has been awfully small and we'd like people to fill these in and return them. After we analyze the data we'll be able to determine what is feasible and what problems would have to be solved."

"visual presence" without materially altering the development plan already approved for the new jail.

Justin said copies of the letter have been sent to Mayor William Brighton, mayoralty and other candidates for office, the banks and members of

Terre Haute Civic Improvement Inc.

Dr. Barton said he hopes to have the traffic analysis completed "sometime in August." The data will be put into the computer with data from city traffic studies done by the Vigo County Area Plan Commission, he added.

Dr. Barton also said the center has been working closely with some businesses, particularly those which use Chestnut Street for truck traffic. He has also talked "informally," he said, with Dr. John A. Logan, executive director of Terre Haute Civic Improvement Inc. and some other members of the group about Sixth Street traffic.

"We will talk with all people involved when we have opportunity to contribute," Dr. Barton added.

Justin in his letter emphasized Chestnut "is the only street on the north side of the city which gives such a wide traverse of the city east to west and is two-way and reasonably close to the downtown."

Dr. Barton said the time-lapse photographs were taken at Sixth and Chestnut streets, at Seventh and Chestnut streets and at the stoplight on North Sixth Street at Dreiser Hall to establish traffic flow patterns.

In his letter, Justin pointed out there are still 40 to 50 business establishments between Third and Ninth streets with their windows and doors facing directly upon Wabash Avenue. He stated further that although the parking areas along Ohio Street are needed, these are "not a substitute for direct access by car to Wabash Avenue."

Justin also suggests the river bridge opening might dovetail with present plans for the proposed new county jail, new county offices and remodeling of the Vigo County Courthouse on the site north of the courthouse.

It would seem "highly unlikely" a new county office and jail would be constructed closer to the present courthouse than the width of a street of the dimension of Wabash Avenue, Justin states, and it is this trip which could directly link the bridge with Wabash Avenue, in his opinion.

Such a link, he continues, would encourage traffic from Illinois directly into Wabash Avenue's

Community Affairs File

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# Merchants Begin Cleanup Drive

Community Affairs File

2-24-77-7

A "clean sweep" of the downtown business district has been called for by the Terre Haute Downtown Business Association in an effort to maintain clean streets and sidewalks in the city's shopping area.

Downtown shop owners are asked to support the plan by sweeping the sidewalks in front of their stores before 11 p.m. on alternate Thursdays, beginning today, Feb. 24.

DBA president, Sid Levin, organized a special task force headed by downtown merchants Jack Pierce and Steve Owens to coordinate the cleaning project. The two men, along with Mayor Brighton, formulated the following program:

—The project will encompass the area from 4th to 9th Streets on Ohio, Wabash, and Cherry Streets.

—These streets will be washed and the gutters swept sometime during the hours of 11:00 p.m. and 8:00 a.m. every other Thursday.

—Scheduled dates include February 24, March 20, March 24, April 7, April 21, and succes-

sive alternate Thursdays of the month.

In addition, the group announced that the DBA Sidewalk Sweeper will be operating on a regular basis. The trash barrels on Wabash will be emptied on Mondays and Fridays, as well. Merchants are asked not to use these barrels for their store rubbish.

The DBA looks forward to the cooperation of city store owners in this clean-up event, which will continue indefinitely.

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COMMUNITY AFFAIRS FILE  
Sp OCT 15 1977

**CITY OBTAINS \$347,000  
FOR DOWNTOWN PROJECT**

*City Planning (T.H.)*  
Work on the Downtown Improvement Project should begin within 90 days, thanks to a \$347,000 public works appropriation grant from the Federal government to the city of Terre Haute.

Mayor William Brighton announced approval of the appropriation last week and Duane Sorenson, director of the project, said terms of the grant specify that work must start within 90 days, weather permitting.

Brighton said the improvement project -- involving sidewalks and landscaping -- will

begin at Sixth and Wabash and will take off in four directions as the money is available.

Landplus West, a Muncie landscape architectural and planning firm, has been retained to do the final plan which will follow the general guidelines established earlier by Dober and Associates. James and Associates, an Indianapolis architectural firm, will also be working on the project.

Brighton said the appropriation is not related to community improvement funds which are being used mainly for sidewalk reconstruction throughout the city.

Additional money is expected from local merchants, Brighton said.

**Community Affairs File**

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**Design proposal  
for downtown  
on display**

The design intent plan and schematic drawing for the initial demonstration in Phase I of the downtown revitalization plan can be seen until 6 p.m. Thursday in the lobby of the Indiana State University Conference Center, Sixth and Cherry streets.

The project will involve the area north from Ohio Street along Sixth Street to the north side of Cherry Street.

Duane Sorensen, executive director for the Terre Haute Civic Improvement, Inc., said hopefully construction will begin Jan. 7, 1978, weather permitting.

Community Affairs File

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# Downtown project bids to be received

Community Affairs File

DEC 2 1977

Terre Haute's Public Works and Safety Board is to receive separate, sealed bids for the Sixth Street Demonstration Project of Phase I of the downtown improvement project up to 2 p.m. Dec. 14, according to the advertisement for the bids.

In addition to the demonstration project, Indiana State University's Conference Center at Sixth and Cherry streets is to be converted into 113 units for elderly and handicapped inhabitants.

Archonics Inc., 788 S. Third St. is preparing the design for the remodeling and they reported Thursday that the new center will be called Deming Center and operated by Terre Haute Housing Authority.

The building, formerly the Deming Hotel, is considered of fireproof construction by Archonics. The fine points of the building are to be preserved, spokesmen say, and much of the art work will be retained.

Included on the ground floor are to be a residents' lounge, space for retail establishments, kitchen area and arts and crafts center.

Plans indicate that the ex-

terior walls on the first floor fronting on Sixth and Cherry streets are to be recessed and the present columns retained, thus creating a covered walkway. Walls are to be torn out and replaced with exterior glass.

All floor windows are to be replaced with double pane units for heat conservation. Apartments are to be electrically heated and equipped with stoves, refrigerators and garbage disposals. A central trash disposal system is to be available.

Security safeguards include electronic devices for those who would enter the Cherry Street entrance. Public entrance is to be on the Sixth Street side.

Corridor walls are to remain, but most floor partitions are to be removed once inside remodeling begins. Plumbing and wiring is to be newly installed. Insulation is to be added for exterior walls and ceilings and insulating glass is to be used for windows.

Handicapped patrons will be pleased to note that ramps are to be installed on the ground floor for their convenience.

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Community Affairs File



# Plans Developing For Downtown

*City Planning (T.H.)*

By GLADYS SELTZER  
Star-Staff Writer

Separate, sealed bids for the Sixth Street Demonstration Project of Phase I of the downtown improvement project will be received by the Terre Haute Board of Public Works and Safety until 2 p.m. (EST) Dec. 14 at the Board office, according to the bid advertisement.

The demonstration project will involve the area along Sixth Street from Ohio Street to the north side of Cherry Street. Concurrently, plans are also being completed for the rehabilitation of the Indiana State University Conference Center at Sixth and Cherry Streets which will be converted into 113 units of housing for the elderly and handicapped.

According to a report Thursday from architects at Archonics, Inc., 788 S. 3rd St., which is preparing the design for the remodeling, the complex will be known as Deming Center. It will be operated by the Terre Haute Housing Authority.

The architects pointed out that the building as it now stands is of fireproof construc-

tion and this of course will be the case after remodeling. Archonics is concerned with the fine points of the building and will try to preserve these, such as the nicely decorated, recessed ceiling in the main lobby which will be a public area. As much of the art work as possible will be retained and the painting on the east wall will be refinished.

The ground floor will include a residents' lounge; space for retail establishments; a kitchen area which will be used as a dining site for the residents through the senior citizens' nutrition program and an arts and crafts area.

The exterior walls on the first floor fronting on Sixth and on Cherry Streets will be recessed and the present columns retained, thus creating a covered walkway, according to the plans. The walls themselves will be torn out and replaced with an exterior glass wall.

All the windows on all floors will be replaced with double pane units to conserve energy. All apartments will be electrically heated and equipped with stoves, refrigerators and

garbage disposals. There will be a central trash disposal system.

There will be security safeguards of electronic devices for the residents who will enter from Cherry Street. The public entrance will be on Sixth Street.

When remodeling begins on the inside of the building, the former Deming Hotel, the majority of the partitions on the floors will be taken down but the corridor walls will remain. All the plumbing and wiring will be new. In order to conserve energy in heating and cooling, exterior walls and ceilings will be insulated and insulating glass will be used in all the windows.

Ramps will be installed on the ground floor for the convenience of handicapped persons.

Plans for the plumbing, heating and electric installations will be made by Biagi-Hannan Associates, Inc., whose headquarters is at Evansville. CDI Co., Terre Haute, will do the construction work.



*City Planning (TH)*  
**High bids force  
city to delay  
improvements**  
*Community Affairs File*

**DEC 1 5 1977**

By ROB ALLEN

Tribune Staff Writer

**Terre Haute's Downtown Improvement Project** will apparently have to be pushed back three months because the lowest bid opened for the Sixth Street demonstration project was more than is available to spend.

City Engineer James Burdick told The TRIBUNE Thursday morning that he has requested a 90-day extension from the Economic Development Administration for start of construction of the project because design plans will have to be changed and rebid.

Duane Sorensen, executive director of Terre Haute Improvement Inc., the group that initiated the project, confirmed that an extension has been requested and the project will have to be bid again.

Wabash Valley Asphalt Co., a local firm, was the lowest of two bidders for the project with a \$587,378 lump sum bid. It included several alternates that would deduct about \$200,000 if all alternates were chosen. The alternates would eliminate certain improvements, however.

The lone bid for planting was from Terre Haute's Bunch Nurseries with a \$76,683 bid. It also included alternates that would deduct more than \$20,000 if they were all chosen.

Landplus West, a Muncie architectural firm that designed the project, estimated construction costs at \$370,606 and planting at \$67,315.

Burdick said about \$400,000 is available for the project because architectural fees and other expenses have to be taken out of \$110,000 from TH Improvement and an EDA grant of \$347,000.

"We discussed it with the designers yesterday," Burdick said, "and the best alternative is to change the plans some and rebid."

Burdick said he is "optimistic" the extension can be obtained from EDA. Construction was to start after Dec. 30.

Stat Geda, of Landplus West, contacted at his Muncie office, indicated he was surprised the base bids were so much higher than the estimates. He said his firm is investigating possible reasons for that. "It is unusual

for them to be that much higher," he said.

Sorensen said the 90-day delay in starting the project "may be advantageous." He said it might have been "impossible to complete the project during the winter months anyway."

In addition, Sorensen said he was not concerned about increased construction costs when the project is rebid. "It won't detract from what we originally intended," he said.

The other bidder for construction, Ralph Rogers of Bloomington, submitted a base bid twice as much as the architect's estimate, \$780,250. That bid also included alternates which would reduce the total by \$130,255.06.

The demonstration project is part of Phase I of the overall downtown improvement plan. It involves beautification for an area along Sixth Street from Ohio to Cherry.

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*Community Affairs File*

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